

LA

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.



2024-003457

Klamath County, Oregon



00327949202400034570040043

05/03/2024 03:25:40 PM

Fee: \$97.00

After recording, return to (Name and Address):

Until requested otherwise, send all tax statements to
(Name and Address):

Debra M. McNeice
5350 Shasta Way
Klamath Falls OR 97603

[SPACE RESERVED FOR RECORDER'S USE]

QUITCLAIM DEED

Thomas J McNeice

("grantor"),

for the consideration stated below, does hereby remise, release and forever quitclaim to

Debra M McNeice

("grantee"), and to grantee's heirs, successors and assigns, all of
that certain real property, with all rights and interests belonging or relating thereto, situated in Klamath County,
Oregon, legally described (check one):

☐ as set forth on the attached Exhibit A, and incorporated by this reference.

☒ as follows:

5350 Shasta Way Klamath Falls OR 97603

~~Tract 93, Yalta Gardens, in county of Klamath,
State of Oregon~~

See Exhibit A

To have as grantee's own and to hold for grantee's heirs, successors and assigns forever.

The true and actual consideration paid by grantee to grantor for this transfer is (check one or both; see ORS 93.030):

\$ 0.00;

☐ other property or value given or promised which is ☐ part of the ☐ the whole (indicate which) consideration.

PUBLISHER'S NOTE: If using this form to convey real property subject to ORS 92.027, include the required reference.

S-N Form No. 721 - Quitclaim Deed - Page 1 of 2

Returned at Counter



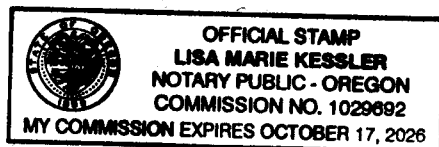
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

In construing this instrument, where the context so requires, the singular includes the plural, and the language will be read to apply equally to businesses, other entities and to individuals.

Grantor has executed this instrument on 18 MAR 24; any signature on behalf of a business or other entity is made with the authority of that entity.

[Handwritten signature]

STATE OF OREGON, County of Klamath ss.
 This record was acknowledged before me on March 18, 2024.
 by Thomas J. McNeice
 or This record was acknowledged before me on _____
 by _____
 as (corporate title) _____
 of (company name) _____



[Handwritten signature: Lisa M. Kessler]
 Notary Public for Oregon
 My commission expires October 17, 2026

EXHIBIT "A"

TRACT 93, YALTA GARDENS, IN THE COUNTY OF KLAMATH, STATE OF OREGON, LESS AND EXCEPT THE FOLLOWING PORTION OF TRACT 93, YALTA GARDENS, IN THE COUNTY OF KLAMATH, STATE OF OREGON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID TRACT 93, THENCE NORTH ALONG THE EAST BOUNDARY LINE OF SAID TRACT 93 A DISTANCE OF 15 FEET TO A POINT; THENCE WEST AND PARALLEL TO THE SOUTH LINE OF SAID TRACT A DISTANCE OF 91 FEET TO A POINT; THENCE SOUTH AND PARALLEL TO THE EAST LINE OF SAID TRACT A DISTANCE OF 15 FEET TO THE SOUTHLINE OF SAID TRACT; THENCE EAST ALONG SAID SOUTH LINE A DISTANCE OF 91 FEET TO THE POINT OF BEGINNING.

Also excepting Exhibit B

CODE 41 MAPS 3909-2AB TL 100

EXHIBIT ~~A~~ B

SHASTA WAY R/W
McNEICE PROPERTY

A Tract of land, for Public Road Right of Way, situated in the NW 1/4, NE 1/4, Section 2, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County Oregon, being a portion of Tract 93, Yalta Gardens, a duly recorded subdivision and being more particularly described as follows:

Commencing at the Northeast corner of said Tract 93; thence S89°04'00" W, 15.00' along the South right of way of Shasta Way, thence leaving said right of way S45°53'00" E, 21.19' to a point on the West right of way of Homedale Road; thence N00°50'00" W, 15.00' along said right of way to the point of beginning, containing 112.50 square feet more or less. Bearings based on Yalta Gardens as filed in the office of the Klamath County Clerk.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Ryan M. Hamilton

OREGON
JULY 12, 2005
RYAN M. HAMILTON
65472

EXPIRES: 06-30-23

12-30-2021