

2025-004316

Klamath County, Oregon



00342661202500043160040044

06/06/2025 12:47:07 PM

Fee: \$97.00

Prepared By:
Crystal L. Manes

After Recording Return To:
Crystal L. Manes
70667 Majestic Shores Rd.
North bend, Oregon 97459

TAX statemets To:
Roger D. West
1813 Siskiyou St.
Klamath Falls OR 97601

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

On June 06, 2025 THE GRANTOR(S),

Roger D. West ("Grantor"), a single person

for and in consideration of: One Dollar (\$1.00) and/or other good and valuable consideration conveys, releases and quitclaims to the GRANTEE(S):

Crystal L. Manes ('Grantee") and Michael P. Manes, a married couple, residing at 70667 Majestic Shores Rd., North Bend, Coos County, Oregon 97459

the following described real estate, situated in Klamath Falls, in the County of Klamath, State of Oregon

The legal description is: See attached *Exhibit A*

Grantor does hereby convey, release and quitclaim all of the Grantor's rights, title, and interest in and to the above described property and premises to the Grantee(s), and to the Grantee(s) heirs and assigns forever, so that neither Grantor(s) nor Grantor's heirs, legal representatives or assigns shall have, claim or demand any right or title to the property, premises, or appurtenances, or any part thereof.

A gift among family members where no money is exchanged.

EXCEPTING AND RESERVING unto Grantor(s) a life estate interest in the above-described real estate on the terms listed below.

QUITCLAIM DEED
(Continued)

TERMS OF LIFE ESTATE

Grantor shall retain the right to use, occupy and possess the real estate described herein for the remainder of the Grantor's life. Grantor shall have full power to use and dispose of the entire distributable income from said real property and shall be responsible for payment of real estate taxes thereon. The life tenant shall have the right to execute leases, geophysical exploration agreements, and perpetual easements and grants of right of way shall be binding upon the remainder estate. The life tenant shall receive all royalties, rents, leases, geophysical exploration, easement, and right of way payments paid on account of the land during his lifetime. Grantor may commit waste on the premises if he desires to do so.

Tax Parcel Number: 211746

Mail Tax Statements To:
Roger D. West
1813 Siskiyou St.
Klamath Falls, Oregon 97601

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSONS RIGHTS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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 (Definitions for ORS 92.010 to 92.192) OR 215.010 (Definitions), 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 (Definitions for ORS 30.930 to 30.947), AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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.

QUITCLAIM DEED
(Continued)

IN WITNESS WHEREOF, the grantor has executed this document on the date(s) set forth below.

Grantor Signatures:

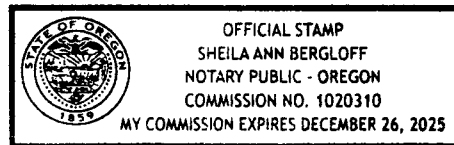
DATED: 6-6-25

Roger D. West
Roger D. West
1813 Siskiyou St.
Klamath Falls, Oregon, 97601

STATE OF OREGON, COUNTY OF KLAMATH, ss:

This instrument was acknowledged before me on this 6th day of June,
2025 by Roger D. West.

Sheila Ann Bergloff
Notary Public- For Oregon



My Commission Expires 12/26/2025

35985

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02037401

WARRANTY DEED

AFTER RECORDING RETURN TO:

ROGER D. WEST
ANGELA L. WEST
1813 Siskiyou
Klamath Falls, OR 97601

UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVE

CYRUS SAMUEL HAMILTON AND GAIL ANN HAMILTON, husband and wife,
hereinafter called GRANTOR(S), convey(s) to ROGER D. WEST AND
ANGELA L. WEST, husband and wife, hereinafter called GRANTEE(S),
all that real property situated in the County of Klamath, State
of Oregon, described as:

Lot 7, Block 62, BUENA VISTA ADDITION TO THE CITY OF KLAMATH
FALLS, in the County of Klamath, State of Oregon.

CODE 1 MAP 3809-298C TL 5500

"THIS INSTRUMENT WILL 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
APPROVED USES."

and covenant(s) that grantor is the owner of the above described
property free of all encumbrances except covenants, conditions,
restrictions, reservations, rights, rights of way and easements
of record, if any, and apparent upon the land,

and will warrant and defend the same against all persons who may
lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is
\$45,900.00.

In construing this deed and where the context so requires, the
singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument
this 10th day of October, 1991

Cyrus Samuel Hamilton
CYRUS SAMUEL HAMILTON

Gail Ann Hamilton
GAIL ANN HAMILTON

STATE OF OREGON, County of Klamath)ss.

On October 10, 1991, personally appeared CYRUS SAMUEL HAMILTON
AND GAIL ANN HAMILTON, and acknowledged the foregoing instrument
to be their voluntary act and deed.

Sandra Henderson
Notary Public for Oregon
My Commission Expires: 10/10/01

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 11th day
of Oct. A.D. 19 91 at 12:55 o'clock P.M. and duly recorded in Vol. M91
of Deeds on Page 21365

FEE \$28.00

Evelyn Biehn - County Clerk
By Sandra Henderson

'91 OCT 11 PM 12 55