

2009-005875

Klamath County, Oregon



00065043200900058750020020

04/28/2009 03:51:22 PM

Fee: \$26.00

AFTER RECORDING RETURN TO:

Nathan J. Ratliff  
Ratliff & Ratliff, P.C.  
905 Main Street, Ste 200  
Klamath Falls OR 97601

GRANTOR'S NAME AND ADDRESS:

Alejandro Alvarez  
5603 Harlan Drive  
Klamath Falls, OR 97603

GRANTEE'S NAME AND ADDRESS:

Andreana Alvarez  
1691 Portland Street  
Klamath Falls, OR 97601

SEND TAX STATEMENTS TO:

Andreana Alvarez  
1691 Portland Street  
Klamath Falls, OR 97601

**QUITCLAIM DEED**

**KNOW ALL MEN BY THESE PRESENTS** that **ALEJANDRO ALVAREZ**, hereinafter called grantor, for the consideration hereinafter stated, does hereby remise, release and forever quitclaim unto **ANDREANA ALVAREZ**, hereinafter called grantee, and unto grantee's heirs, successors and assigns, all of the grantor's right, title and interest in that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

Lot 21 in Block 18 of Hot Springs Addition to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Key No.: R303656

Tax Account No.: R-3809-029DA-02200-000

To have and to hold the same unto grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is 0.00. This Quitclaim Deed is given by grantor to grantee pursuant to the terms of a General Judgment of Dissolution of Marriage entered in a dissolution of marriage proceeding prosecuted in the Circuit Court of the State of Oregon, Klamath County, as Case No. 0804310CV.

In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the grantor has executed this instrument this 27 day of April, 2009

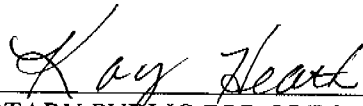
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER SECTIONS 2, 3 AND 5 TO 22 OF CHAPTER 424, OREGON LAWS 2007. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE 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 SECTIONS 2, 3 AND 5 TO 22 OF CHAPTER 424, OREGON LAWS 2007.

  
Alejandro Alvarez

STATE OF OREGON; County of Klamath ) ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME this 27 day of April, 2009,  
by Alejandro Alvarez.

  
NOTARY PUBLIC FOR OREGON  
My Commission expires: 10-27-10

