

2009-005876
Klamath County, Oregon



00065044200900058760020027

04/28/2009 03:51:39 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:

Andreana Alvarez
 1691 Portland Street
 Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS:

Alejandro Alvarez
 5603 Harlan Drive
 Klamath Falls, OR 97603

SEND TAX STATEMENTS TO:

Alejandro Alvarez
 5603 Harlan Drive
 Klamath Falls, OR 97603

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that **ANDREANA ALVAREZ**, hereinafter called grantor, for the consideration hereinafter stated, does hereby remise, release and forever quitclaim unto **ALEJANDRO 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 13 in Block 19, 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. R215270
 Tax Account No.: R-3809-029AD-09600-000

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

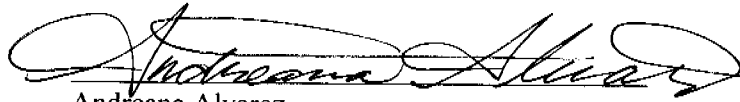
The true and actual consideration paid for this transfer, stated in terms of dollars, is 0.00. This Quitclaim Deed is given by grantor to grantee pursuant to the terms of a General Judgment of Dissolution of Marriage entered in a dissolution of marriage proceeding prosecuted in the Circuit Court of the 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 27th 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

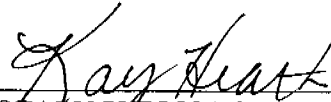
LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 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.


Andreana Alvarez

STATE OF OREGON; County of Klamath) ss.

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




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