

After Recording Return To:
Michael R. Sandoval, Attorney

2010-004467

Klamath County, Oregon



00082631201000044670020027

04/13/2010 09:30:29 AM

Fee: \$42.00

**Until a change is requested,
all tax statements shall be
sent to:**

**Angela Hemmingway
309 Commercial St.
Klamath Falls, OR. 97601**

Tax Acct. No. 414947

QUIT CLAIM DEED

THE UNDERSIGNED, Michael R. Sandoval, PC, an Oregon professional corporation, does hereby release and quitclaim to ANGELA HEMMINGWAY, all of its right, title and interest in and to the real property having the street address: address:315 Commercial St., Klamath Falls, OR 97601; and the legal description:


**Lots 9C and 9D, Block 4, RAILROAD ADDITION to
the City of Klamath Falls, County of Klamath, State of Oregon.**

The true and actual consideration paid for this transfer, stated in terms of dollars is
\$ -0-.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300 AND ORS 195.301, AS WELL AS ORS 195.303 TO ORS 195.336 AND SECTIONS 5 TO 11, 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 91.010 OR ORS 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FORESTRY PRACTICES AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS. IF ANY. UNDER ORS 195.300 AND ORS 195.301, AS WELL AS ORS 195.303 TO ORS 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007.

IN WITNESS WHEREOF, Michael R. Sandoval, President, Michael R. Sandoval, PC, has executed this instrument this 8th day of April, 2010.

Michael R. Sandoval, PC

By, 
Michael R. Sandoval, President

Great Room 1000

STATE OF OREGON)
County of Multnomah) ss.

ON THIS 8 day of April, 2010, before me appeared Michael R. Sandoval, who, in his capacity as President of Michael R. Sandoval, PC, executed the foregoing instrument for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Violette M Courtright

NOTARY PUBLIC FOR OREGON
My commission expires: 3/31/2014

