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2023093

2013-002692

Klamath County, Oregon

03/12/2013 03:09:15 PM

Fee: \$42.00

**PREPARED BY:**

Karen Sinko  
PO Box 337  
Bandon, OR 97411

**RECORDING REQUESTED BY**

**AND WHEN RECORDED MAIL TO:**

James Spinosa II  
PO Box 6725  
San Pedro, CA 90734

**MAIL TAX STATEMENTS TO:**

James Spinosa  
PO Box 6725  
San Pedro, CA 90734

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

**QUITCLAIM DEED**

**KNOW ALL MEN BY THESE PRESENTS THAT:**

THIS QUITCLAIM DEED, made and entered into on the 29 day of November, 2012, between Joe Sinko, whose address is PO Box 337, Bandon, Oregon 97411, and Karen Sinko, whose address is PO Box 337, Bandon, Oregon 97411, a married couple("Grantors"), and James Spinosa, a single person, whose address is PO Box 6725, San Pedro, California 90734 ("Grantee").

For and in consideration of the sum of Five Thousand dollars (\$5,000) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Grantors hereby Remise, Release, AND FOREVER Quitclaim to Grantee, the property located in Klamath County, Oregon, described as:

TWP-36-RNGE 10 BLOCK SEC 28 TRACT E2NE4NW4 ACRE

Prior instrument reference: General Warranty Deed, Volume/Book M94, Page 34356, Document No. 90719, of the Recorder of Klamath, Oregon, recorded November 7, 1994.

SUBJECT TO all, if any, valid easements, rights of way, covenants, conditions, reservations and restrictions of record.

Grantors grant all of the Grantors' rights, title and interest in and to all of the above described property and premises to the Grantee, and to the Grantee's heirs and assigns forever in fee simple, so that neither Grantors nor Grantors' heirs legal representatives or assigns shall have, claim, or demand any right or title to the property, premises, or appurtenances, or any part thereof.

Tax/Parcel ID Number: R-3610-00000-03000-000

IN WITNESS WHEREOF the Grantors have executed this deed on the 29<sup>th</sup> day of November, 2012.

11-29-12  
Date

Joe Sinko  
Joe Sinko, Grantor

11-29-12  
Date

Karen Sinko  
Karen Sinko, Grantor

State of Oregon County of Coss

This instrument was acknowledged before me on the 29<sup>th</sup> day of November, 2012 by Mr + Mrs Joe + Karen Sinko

Fred G. Gerhardt  
Notary Public-State of Oregon



My Commission expires: 3-12-2014

IN WITNESS WHEREOF the Grantee has executed this deed on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

~~Date \_\_\_\_\_ James Spinosa Grantee~~

~~State of \_\_\_\_\_ County of \_\_\_\_\_~~

~~This instrument was acknowledged before me on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ by \_\_\_\_\_~~

~~Notary Public-State of Oregon~~

~~My Commission expires: \_\_\_\_\_~~