

2014-009103

Klamath County, Oregon



00158162201400091030030031

09/03/2014 08:27:54 AM

Fee: \$52.00

RECORDING REQUESTED BY  
AND WHEN RECORDED MAIL TO:  
LAW OFFICES OF RONALD H. MELCHIN, APC  
1120 IRON POINT RD. #100  
FOLSOM, CA 95630

MAIL TAX STATEMENTS TO:  
ALBERT VALADEZ AND STEVEN A. AVILA  
485 E. FOOTHILL BLVD. #A324  
UPLAND, CA 91786

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INDIVIDUAL QUITCLAIM DEED

The undersigned grantor declares: Transfer is a gift. ~~No consideration.~~ Not a sale.

  
Signature of Agent Preparing Tax

Documentary Transfer Tax is \$-0-.

- ( ) completed on full value of property conveyed, or  
( ) completed on full value less value of liens and encumbrances remaining at time of sale.  
(X) Unincorporated area: ( ) City of \_\_\_\_\_, and

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

GRANTOR LHB AND ASSOCIATES, LLC, A TEXAS LIMITED LIABILITY COMPANY

hereby REMISES, RELEASES, AND QUITCLAIMS to GRANTEES ALBERT VALADEZ AND  
STEVEN A. AVILA, as Tenants in Common

the following described real property in the County of Klamath, State of Oregon:

Lot 16 in Block 13 OREGON SHORES SUBDIVISION-Tract 1053, in the County of  
Klamath, State of Oregon, as shown on the Map filed on October 3, 1973 in Volume 20,  
Pages 21 and 22 of MAPS in the office of the County Recorder of said County

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Property ID# R226400, Map and Tax Lot #R3507-006AD-05500-000  
Commonly described as: unimproved property, Chiloquin, Oregon

DATED: 8/26/, 2014

Betty J. Henner  
BETTY J. HENNER, AS MANAGER OF LHB  
AND ASSOCIATES, LLC, A TEXAS LIMITED  
LIABILITY COMPANY

Lorne Henner  
LORNE HENNER, AS MANAGER OF LHB  
AND ASSOCIATES, LLC, A TEXAS LIMITED  
LIABILITY COMPANY

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California )  
County of Sacramento )

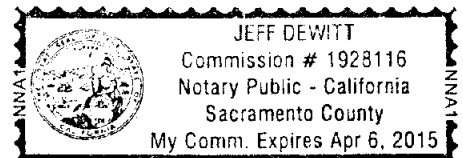
On Aug 26, 2014, before me, Jeff Dewitt,  
Notary Public, personally appeared, Betty J. Henner, who proved to  
me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the  
within instrument and acknowledged to me that he/she/they executed the same in his/her/their  
authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the  
entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing  
paragraph is true and correct.

WITNESS my hand and official seal.

[Signature]  
NOTARY PUBLIC SIGNATURE

(SEAL)



.\\corp\\HennerFlowerPropertiesLLCK\\lamathCtyOregonQCGiftTransferFromLHB\\TexasLLCToAlbetyValadez&StevenAvila082014

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California )

County of Sacramento )

On Aug 26, 2014, before me, Jeff DeWitt,

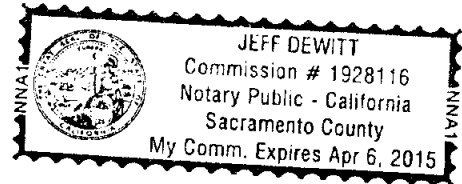
Notary Public, personally appeared, Loren Henner, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

NOTARY PUBLIC SIGNATURE

(SEAL)



.Acorp\HennerFlowerPropertiesLLCKlamathCtyOregonQCGiftTransferFromLHBTexasLLCToAlbetyValadez&StevenAvila082014