

2014-011525

Klamath County, Oregon



00161054201400115250020029

11/03/2014 03:56:01 PM

Fee: \$47.00

After recording, please send to:

Ernie and Theresa Martinez
849 Rosemont Ct.
Klamath Falls, OR 97603

* Please also send tax statements to above address.

QUITCLAIM DEED

This Quitclaim Deed, executed this ____ day of November, 2014.

By Grantors: **Ernie and Theresa Martinez, 849 Rosemont Ct., Klamath Falls, OR 97603**

To Grantees: **Christopher L. Martinez, 849 Rosemont Ct., Klamath Falls, OR 97603**

WITNESSETH, that the said Grantors do hereby remise, release, and quitclaim unto said Grantee forever, a Fifty-Percent (50%) undivided interest, as a tenant in common, in the right, title, interest, and claim which the said Grantors have in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Klamath, State of Oregon, to Wit:

Lot 25 in Tract 1344 – SEVENTH ADDITION TO NORTH HILLS – Phase 1, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The above described property is free of encumbrances except all those of record, if any, as of the date of this deed.

The true actual consideration for this transfer is \$0.00. ORS 93.930.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSONS RIGHTS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. 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 (Definitions for ORS 92.010 to 92.192) OR 215.010 (Definitions), 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 (Definitions for ORS 30.930 to 30.947), AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) AND SECTIONS 5

TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

IN WITNESS WHEREOF, That said Grantors have signed and sealed these presents the day and year first above written. Signed, sealed, and delivered in the presence of:

(Signature of Witness)

(Printed Name of Witness)

STATE OF CALIFORNIA)
County of _____ } ss.

The above-mentioned persons, Erine and Theresa Martinez, appeared before me and acknowledged that they executed the above instrument. Subscribed and sworn to before me this ____ day of November, 2014.

Notary Public for Oregon

My Commission Expires: _____

State of California, County of Alameda
On 21st OCT 2014 before me, MURSHAD BOBBY KHAN
Notary Public, personally appeared ERNIE MARTINEZ & THERESA MARTINEZ
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.

