

2014-012865

Klamath County, Oregon



00162679201400128650030038

12/12/2014 03:05:39 PM

Fee: \$52.00

Returned to County

Recording requested by: Veronica Lizardi

Space above reserved for use by Recorder's Office

When recorded, mail to: and Tax statements

Document prepared by:

Name: Veronica Lizardi

Name Veronica Lizardi

Address: 16179 Wimbeldon Dr

Address 2124 Arthur St #1

City/State/Zip: Victorville CA 92395

City/State/Zip Klamath Falls OR 97603

Property Tax Parcel/Account Number: R245634

Quitclaim Deed

Consideration \$141,000.

This Quitclaim Deed is made on December 12, 2014, between

Errick + Marisela Cohen, Grantor, of 24142 Ruffled Grouse Ln, City of Chiloquin, State of Oregon,

and Veronica Lizardi, Grantee, of 16179 Wimbeldon Dr, City of Victorville, State of California.

For valuable consideration, the Grantor hereby quitclaims and transfers all right, title, and interest held by the Grantor in the following described real estate and improvements to the Grantee, and his or her heirs and assigns, to have and hold forever, located at 24142 Ruffled Grouse Ln, City of Chiloquin, State of Oregon:

legal description: lot 11 in block 26 of First Addition to Klamath Forest Estates, according to the office of the County Clerk of Klamath County, Oregon

See exhibit A

Subject to all easements, rights of way, protective covenants, and mineral reservations of record, if any.

Taxes for the tax year of 2014 shall be prorated between the Grantor and Grantee as of the date of recording of this deed.

Dated: 12/12/14

Erick Cohen Marisela Cohen
Signature of Grantor

Erick Cohen Marisela Cohen
Name of Grantor

Signature of Witness #1

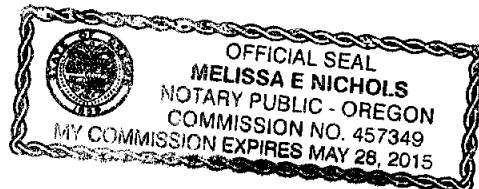
Printed Name of Witness #1

Signature of Witness #2

Printed Name of Witness #2

State of Oregon County of Klamath
On Dec 12 2014, the Grantor, Erick + Marisela Cohen
personally came before me and, being duly sworn, did state and prove that he/she is the person described
in the above document and that he/she signed the above document in my presence.

Melissa E Nichols
Notary Signature



Notary Public,

In and for the County of Klamath State of Oregon

My commission expires: May 28 2015 Seal

Send all tax statements to Grantee.

04 APR 23 AM 10:54



NJC-63406 US

Exhibit A

Vol M04 Page 24357

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:
ERRICK S. COHEN
P.O. BOX 342
SPRAGUE RIVER, OR 97639

State of Oregon, County of Klamath
Recorded 04/23/2004 10:54 a.m.
Vol M04 Pg 24357
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1

Until a change is requested all
tax statements shall be sent to
The following address:

ERRICK S. COHEN
P.O. BOX 342
SPRAGUE RIVER, OR 97639

Escrow No. MT63406-MS

STATUTORY WARRANTY DEED

ERRICK S. COHEN, Grantor(s) hereby convey and warrant to ERRICK S. COHEN and MARISELA COHEN, as tenants by the entirety, Grantee(s) the following described real property in the County of KLAMATH and State of Oregon, free of encumbrances except as specifically set forth herein:

Lot 11 in Block 26 of FIRST ADDITION TO KLAMATH FOREST ESTATES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No.: 3510-823D8-82400-000 Key No.: 265634

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

The true and actual consideration for this conveyance is Soother than money

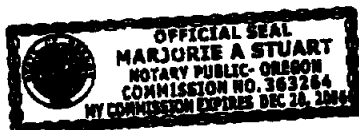
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Dated this 19th day of April, 2004

ERRICK S. COHEN

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on 4-19, 2004 by ERRICK S. COHEN.



(Notary Public for Oregon)

My commission expires 12/28/06

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