

2015-000844

Klamath County, Oregon



00164484201500008440030037

01/30/2015 08:50:27 AM

Fee: \$52.00

**RECORDING COVER SHEET  
FOR CONVEYANCES, PER ORS 205.234**

*THIS COVER SHEET HAS BEEN PREPARED BY THE PERSON  
PRESENTING THE ATTACHED INSTRUMENT FOR  
RECORDING. ANY ERRORS IN THIS COVER SHEET  
DO NOT AFFECT THE TRANSACTION(S) CONTAINED  
IN THE INSTRUMENT ITSELF.*

**AFTER RECORDING RETURN TO**

*name and address of the person authorized to receive the  
instrument after recording, as required by ORS 205.180(4)  
and ORS 205.238.*

Gwen Leavy  
1083 Via Verde  
Cathedral City, Ca 92234

**1. NAME(S) OF THE TRANSACTION(S), described in the attached instrument and required by ORS 205.234(a).**

*Note: Transaction as defined by ORS 205.010 "means any action required or permitted by state law or rule or federal law or regulation to be recorded including, but not limited to, any transfer, encumbrance or release affecting title to or an interest in real property."*

Quitclaim deed

**2. DIRECT PARTY, name(s) of the person(s) described in ORS 205.125(1)(b) or  
GRANTOR, as described in ORS 205.160.**

Brenda Leavy  
2500 69th Street  
Lemon Grove, CA 91945

**3. INDIRECT PARTY, name(s) of the person(s) described in ORS 205.125(1) (a) or  
GRANTEE, as described in ORS 205.160.**

Gwen Leavy  
~~1083 Via Verde~~  
Cathedral City, CA 92234

**4. TRUE AND ACTUAL CONSIDERATION PAID for instruments conveying or contracting to convey fee title to  
any real estate and all memoranda of such instruments, reference ORS 93.030.**

\$1

**5. UNTIL A CHANGE IS REQUESTED, ALL TAX STATEMENTS SHALL BE SENT TO THE  
FOLLOWING**

*ADDRESS for instruments conveying or contracting to convey fee title to any real estate, reference ORS 93.260.*

Gwen Leavy  
1083 Via Verde  
Cathedral City, CA 92234

Prepared by: Brenda Leavy

2500 69th Street

Lemon Grove, Ca 91945

Mail Deed and Tax Statement to:

Gwen Gordon Leavy

1083 Via Verde

Cathedral City, CA 92234

PIN# R397859 and R397868

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## QUITCLAIM DEED

THIS QUITCLAIM DEED, Executed this 2nd day of December, 2014, by the Grantor(s),

Brenda Leavy

2500 69th Street

Lemon Grove, CA 91945

to the Grantee(s),

Gwen Leavy, an unmarried woman, whose address is:

1083 Via Verde

Cathedral City, CA 92234

WITNESSETH, that the said Grantor, for true and actual consideration of \$1

the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said Grantee forever, all the right, title, interest and claim which the said Grantor has in and to the following described parcel of Land, and improvements and appurtenances thereto in the County of Klamath County, State of Oregon, legally described as:

Klamath Falls Forest Estates

Hwy 66

Plat #1, Block 22, Lots 26 and 27

Source of Title: Deed number 84345, dated July 15, 1994, found in the records of the Clerk of Klamath County, Oregon.

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.

Commonly known as: 3600 and 3700 Chicken Hawk Drive, Bonanza, Oregon

IN WITNESS WHEREOF, The said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in presence of:

Signature Brenda Leary  
Print Name BRENDA LEARY  
Capacity: GRANTOR

Signature Brenda Leary  
Print Name BRENDA LEARY  
Capacity: GRANTOR

Signature \_\_\_\_\_  
Print Name \_\_\_\_\_  
Capacity \_\_\_\_\_

Signature \_\_\_\_\_  
Print Name \_\_\_\_\_  
Capacity \_\_\_\_\_

STATE OF California }

COUNTY OF San Diego }

{SEAL}

On this 3rd day of Dec, 2014, before me a notary public, personally appeared

BRENDA C. LEARY  
\_\_\_\_\_, known or identified to me to be the

person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me he/she/they freely executed the same.

Notary Public State of California {SEAL}

Notary Public Signature VICTOR SINGH 12/3/14

Print Name VICTOR SINGH

My Commission (is permanent) (expires): DEC 30, 2016

