

BLK

NO PART OF ANY STEVENS-NESS FORM MAY BE REF

2015-001215

Klamath County, Oregon



00164968201500012150020027

02/11/2015 09:47:47 AM

Fee: \$47.00

SPACE RESERVED
FOR
RECORDER'S USE

DAVID CLAESSENS & JULIE SWANSON
40204 92ND ST WEST
LEDNA VALLEY, CA 93551

Grantor's Name and Address

Erin Vaughn
25560 FOUNTAINGLLEN CT #309
STEVENSON RANCH, CA 91381

Grantee's Name and Address

After recording, return to (Name and Address):

Erin Vaughn
25560 FOUNTAINGLLEN CT #309
STEVENSON RANCH, CA 91381

Until requested otherwise, send all tax statements to (Name and Address):

ERIN VAUGHN
25560 FOUNTAINGLLEN CT #309
STEVENSON RANCH, CA 91381

QUITCLAIM DEED

KNOW ALL BY THESE PRESENTS that DAVID CLAESSENS & JULIE SWANSON

hereinafter called grantor, for the consideration hereinafter stated, does hereby remise, release and forever quitclaim unto

Erin Vaughnhereinafter called grantee, and unto grantee's heirs, successors and assigns, all of the grantor's right, title and interest in that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in KLAMATH County, State of Oregon, described as follows (legal description of property):

LOT(S) 43 AND 44 BLOCK 49 (MAP: R-3811-015AD-01400-000
AND R-3811-015AD-013000-000)

KLAMATH FALLS ESTATES HIGHWAY 66 RAT #2.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 500.00. ① However, the actual consideration consists of or includes other property or value given or promised which is ☐ part of the ☐ the whole (indicate which) consideration. ① (The sentence between the symbols ①, if not applicable, should be deleted. See ORS 93.030.)

In construing this instrument, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this instrument shall apply equally to businesses, other entities and to individuals.

IN WITNESS WHEREOF, grantor has executed this instrument on January 24, 2015; any signature on behalf of a business or other entity is made with the authority of that entity.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS. IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 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 OR 215.010, 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, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 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.

STATE OF OREGON, County of _____) ss.

This instrument was acknowledged before me on January 24, 2015by Lois E Wejbe notary public

This instrument was acknowledged before me on _____

by _____

as notary publicof Los Angeles, CA.

Please see attached

Notary Public for Oregon

My commission expires 3-22-17

SUZETTE HESTER

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

State of California)

County of Los Angeles)

On January 24, 2015 before me, Lori E Wejbe notary public
(here insert name and title of the officer)

personally appeared David Claessens and Julie Swanson

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

Lori E Wejbe

(Seal)



OPTIONAL INFORMATION

Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this acknowledgment to an unauthorized document and may prove useful to persons relying on the attached document.

Description of Attached Document

The preceding Certificate of Acknowledgment is attached to a document

titled/for the purpose of Estate Claim Deed

Lot(s) 43 and 44 Block 49

containing 2 pages, and dated January 24, 2015

The signer(s) capacity or authority is/are as:

☒ Individual(s)

☐ Attorney-in-Fact

☐ Corporate Officer(s)

Title(s)

☐ Guardian/Conservator

☐ Partner - Limited/General

☐ Trustee(s)

☐ Other:

representing:

Name(s) of Person(s) or Entity(ies) Signer is Representing

Additional Information

Method of Signer Identification

Proved to me on the basis of satisfactory evidence:

☒ form(s) of identification ☐ credible witness(es)

Notarial event is detailed in notary journal on:

Page # 25 Entry # 627

Notary contact: (661) 860-7399

Other

☐ Additional Signer(s) ☒ Signer(s) Thumbprint(s)

☐

