

2015-005330

Klamath County, Oregon



00170029201500053300040048

05/27/2015 08:29:10 AM

Fee: \$57.00

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.

Lesly Griffith-Garcia
9255 Boulder Falls Ct
Elk Grove, CA 95624

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."

Quit Claim 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.

Benny D. Griffith
10646 Rau Road
Elk Grove, CA 95624

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

Lesly Griffith-Garcia-Tenants in common 25% - 9255 Boulder Falls Ct. Elk Grove, CA 95624
Michael Griffith - Tenants in common 25% - 10646 Rau Road, Elk Grove, CA 95624
Daniel Griffith - Tenants in common 25% - 9909 Jetmar Way, Elk Grove, CA 95624
Timothy Griffith - Tenants in common 25%- 5780 Autumn Chase Cir. Sanford, FL 32773

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.

Love and Affection

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.

Lesly Griffith
9255 Boulder Falls Ct.
Elk Grove, CA 95624

Prepared by:

Lesly Griffith-Garcia

Mail Deed and Tax Statement to:

Lesly Griffith-Garcia
9255 Boulder Falls Ct.
Elk Grove, CA 95624
PIN# R-3811-010c0-03500-000

QUITCLAIM DEED

THIS QUITCLAIM DEED, Executed this 18 day of April, 2015, by the Grantor(s),

Benny D. Griffith
10646 Rau Road
Elk Grove, CA 95624

to the Grantee(s),

Lesly Griffith-Garcia - Tenant in common 25%, Michael Griffith- Tenant in common 25%
Daniel Griffith - Tenant in common 25%
Timothy Griffith- Tenant in common 25%

WITNESSETH, that the said Grantor, for true and actual consideration of Love and Affection

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, State of Oregon, legally described as:
7152 Bly Mountain Cutoff Road
Bonanza, Oregon 97623
Parcel #R3811-010c0-03500-000
Klamath Falls Forest Estates HWY 66
Plat #3, Block 69, Lot 26

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: 7152 Bly Mountain Cutoff Road, Bonanza, Oregon 97623

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 Benny Dan Griffith
Print Name Benny Dan Griffith
Capacity: Grantor

Signature _____
Print Name _____
Capacity: _____

Signature _____
Print Name _____
Capacity _____

Signature _____
Print Name _____
Capacity _____

STATE OF California }
COUNTY OF Sacramento } {SEAL}

On this ____ day of _____, 20____, before me a notary public, personally appeared

_____, 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 _____ {SEAL}

Notary Public Signature _____

Print Name _____

My Commission (is permanent) (expires): _____

* Please see Attached California Acknowledgement
with new 2015 wording in Box.
Commission expires May 3, 2017
Gaulen B. Meyer Notary Public
4/18/15

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

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.

State of California)

County of Sacramento)

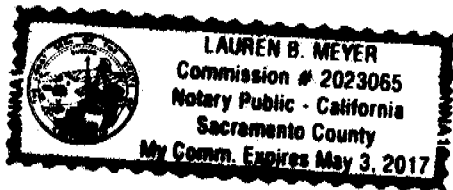
On 4-18-15 before me, Lauren B. Meyer Notary Public
Date Here Insert Name and Title of the Officer

personally appeared Benny Dean Griffith
Name(s) of Signer(s)

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 Lauren B. Meyer
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Quit Claim Deed Document Date: 4/18/15
Number of Pages: 4 Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: Owner of Property
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: _____

Signer's Name: _____
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: _____