

2016-005467

Klamath County, Oregon



00187061201600054670030033

05/25/2016 10:28:34 AM

Fee: \$52.00

Prepared By:

James Paul Rankin Jr
638 Indian Hills Drive
Moscow, Idaho 83843

After Recording Return To:

Daniel Hernandez Valadez
PO Box 150
Malin, Oregon 97632

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

On May 23, 2016 THE GRANTOR(S),

- James Rankin, a ~~married~~ ^{single} person,

for and in consideration of: \$59,000.00 and/or other good and valuable consideration conveys, releases and quitclaims to the GRANTEE(S):

- Daniel Hernandez Valadez and Elvia Hernandez Espinosa, a married couple, residing at 2216 EZ Street, Malin, Klamath County, Oregon 97632
- the following described real estate, situated in Malin, in the County of Klamath, State of Oregon:

Legal Description: Lots 10 and 11, Block 1, Tract No.1181, in the County of Klamath, State of Oregon

Grantor does hereby convey, release and quitclaim all of the Grantor's rights, title, and interest in and to the above described property and premises to the Grantee(s), and to the Grantee(s) heirs and assigns forever, so that neither Grantor(s) nor Grantor's heirs, legal representatives or assigns shall have, claim or demand any right or title to the property, premises, or appurtenances, or any part thereof.

Tax Parcel Number: R-4112-16DB-1300

Mail Tax Statements To:
Daniel Hernandez Valadez
PO Box 150
Malin, Oregon 97632

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. 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.

[SIGNATURE PAGE FOLLOWS]

Grantor Signatures:

DATED: 23 May 2016

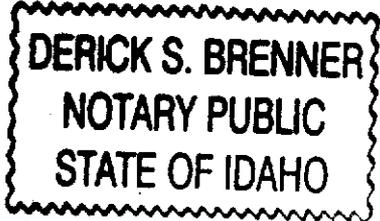
James Rankin

James Rankin
638 Indian Hills Drive
Moscow, Idaho, 83843

STATE OF IDAHO, COUNTY OF LATAH, ss:

On this 23rd day of May, 2016, before me,
Derick S Brenner, personally appeared James Rankin, known to me (or
satisfactorily proven) to be the persons whose names are subscribed to the within instrument and
acknowledged that they executed the same as for the purposes therein contained.

In witness whereof I hereunto set my hand and
official seal.



Derick S Brenner
Notary Public

Notary of State - Idaho
Title (and Rank)

My commission expires 04/16/2021

Notary Address:

221 S main St
Moscow Id 83843

