

COVER PAGE FOR OREGON DEEDS

61431123 - 3522345

Grantor: Severo Toro and Rosa Elia Ruiz formerly known as Rosa Elia Toro who acquired title as husband and wife

Grantor's Mailing Address: 5843 Maryland Avenue, Klamath Falls, Oregon 97603

Grantee: Rosa Elia Ruiz, an unmarried woman

Grantees Mailing Address: 5843 Maryland Avenue, Klamath Falls, Oregon 97603

Type of Document to be Recorded: QUITCLAIM DEED

Consideration: The true consideration for this conveyance is: OTHER VALUE WAS THE WHOLE CONSIDERATION

Prior Recorded Document Reference: Deed: Recorded August 2, 2010; Doc. No. 42366188

Transfer pursuant to Judgment of Divorce dated September 10, 2015 in Klamath County Case No. 15DR09813

Situs Address: 5843 Maryland Avenue
Klamath Falls, Oregon 97603

Tax Account Number: R508962

Until a change is requested, all Tax Statements shall be sent to the following address:

Rosa Elia Ruiz
5843 Maryland Avenue
Klamath Falls, Oregon 97603

After Recording Return To:

Rosa Elia Ruiz
5843 Maryland Avenue
Klamath Falls, Oregon 97603

Prepared By:

Leila H. Hansen, Esq.
9041 South Pecos Road, Ste. 3900
Henderson, Nevada 89074

QUITCLAIM DEED

TITLE OF DOCUMENT

Severo Toro and Rosa Elia Ruiz formerly known as Rosa Elia Toro who acquired title as husband and wife, Grantor, releases and quitclaims to **Rosa Elia Ruiz, an unmarried woman**, Grantee, all right title and interest in and to the following described real property, situated in the County of **Klamath**, State of **Oregon**:

LOT 12 OF POOLE HOME SITES, A RE-SUBDIVISION OF THE SOUTH 270 FEET OF TRACTS 22, 23 AND 24 AND ALL OF TRACTS 33, 34, 35 AND 36 OF HOMELAND TRACTS NO. 2, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

Tax Account No.: **R508962**

Prior Recorded Document Reference: **Deed: Recorded August 2, 2010; Doc. No. 42366188**

Transfer pursuant to Judgment of Divorce dated September 10, 2015 in Klamath County Case No. 15DR09813

Subject To: 1. Taxes for the Current fiscal year, paid current
 2. Restrictions, Conditions, Covenants, Rights, Rights of Way and Easements
 now of Record, if any

The true consideration for this conveyance is: OTHER VALUE WAS THE WHOLE CONSIDERATION

Dated this 15 day of April, 2016. If a corporate grantor, it has caused its name to be signed by order of its Board of Directors.

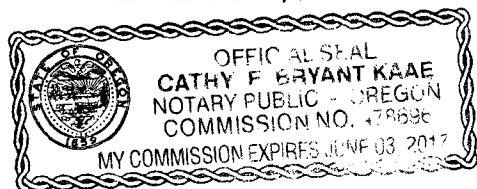
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES, 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 197.352.

Toro Castellón Severo
Severo Toro

STATE OF Oregon }
COUNTY OF Malheur } ss

This instrument was acknowledged before me this 15 day of April, 2016, by **Severo Toro**. - Severo Toro - Castellón

NOTARY STAMP/SEAL



Before Me, Cathy F. Bryant Kaae
NOTARY PUBLIC - STATE OF Oregon
My Commission Expires: 6/3/17

Dated this 20 day of June, 2016. If a corporate grantor, it has caused its name to be signed by order of its Board of Directors.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. 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 APPROVED USES, 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 197.352.

Rosa Elia Ruiz
Rosa Elia Ruiz f/k/a
Rosa Elia Toro

STATE OF Oregon }
COUNTY OF Klamath } ss

This instrument was acknowledged before me this 20 day of June, 2016, by **Rosa Elia Ruiz f/k/a Rosa Elia Toro**.

NOTARY STAMP/SEAL

Before Me: [Signature]
NOTARY PUBLIC- STATE OF Oregon
My Commission Expires: June 9 2018

