

2017-001879

Klamath County, Oregon



00199499201700018790020022

02/22/2017 11:33:46 AM

Fee: \$47.00

Grantor's Name and Address
David Bouffard
592 W. Fauna Ave
Mountain House, CA 95391

Grantee's Names and Address
David Bouffard
Peter Kardum
Mountain House, CA 95391

After Recording return to and send all
tax statements to the following address:
David Bouffard
592 W. Fauna Ave
Mountain House, CA 95391

Space Above Reserved for Recorder's Use

QUITCLAIM DEED
(Individual Grantor)

David Bouffard, Grantor, releases and quitclaims to **David Bouffard** and **Peter Kardum**, Grantees as tenants in common with right of survivorship, all right, title and interest in and to the following described real property:

That part of Lot four (4) in Block forty-five (45) of NICHOLS ADDITION to the City of Klamath Falls, Oregon, described as follows:

Beginning at the Southwest corner of Lot 4 of said Block and Addition; thence East along the North line of High Street 41.5 feet; thence North at right angles to High Street, 80 feet; thence West and parallel with High Street, 41.5 feet to 10th Street; thence South along the West line of 10th Street, 80 feet to the place of beginning..

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSONS 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.

The true consideration for this conveyance is other property or value

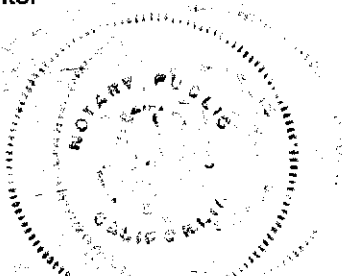
IN WITNESS THEREOF, The said Grantor and Grantees have signed and sealed these presents this

4TH day of FEBRUARY, 2017.


David Bouffard, Grantor


David Bouffard, Grantee


Peter Kardum, Grantee



SEE CALIFORNIA ACKNOWLEDGMENT ATTACHED (H) 2-04-2017

ACKNOWLEDGMENT

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 ~~Sonoma~~) ss
SAN JOAQUIN

On FEBRUARY 4TH, 2017, before me, T. J. BASRA, Notary Public,
Notary Public, personally appeared **David Bouffard** and **Peter Kardum**, 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.

T. J. Basra

Notary Signature



(Seal)

My Commission expires 03 / 09 / 20(2019)

