

2017-010911

Klamath County, Oregon



00210652201700109110020020

09/26/2017 11:22:16 AM

Fee: \$47.00

PREPARED BY AND AFTER RECORDING
RETURN TO:

TERPSTRA HENDERSON
A Professional Corporation
578 N. Wilma Avenue, Suite A
Ripon, California 95366

Until a change is requested all tax statements
shall be sent to the following address:

Leticia Villanueva-Madriz
18396 S. Wagner Road
Ripon, California 95366

APN: R-3909-011DC-00700-000

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **LETICIA VILLANUEVA**, Grantor, hereby transfers, conveys, releases and quitclaims to **LETICIA VILLANUEVA-MADRIZ as Trustee of the LETICIA VILLANUEVA-MADRIZ REVOCABLE LIVING TRUST**, dated August 31, 2017, Grantee, and releases all the rights, title, interest, and claim in or to the following described real property in the County of **KLAMATH** and State of Oregon:

LOT 10 IN BLOCK 1, TRACT 1044, WEMBLY PARK, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

Tax Account No.: 3909-011DC-00700-000

Key No.: R558505

To have and to hold, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever for the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

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

Dated:

9/14/17

By:

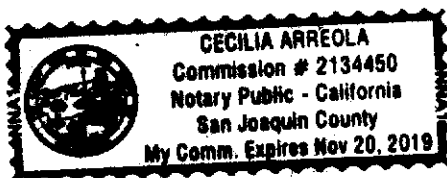
Leticia Villanueva
LETICIA VILLANUEVA

State of California

County of San Joaquin

This instrument was acknowledged before me on 09/14, 2017 by LETICIA VILLANUEVA.

Cecilia Arreola
(Notary Public for California)



My commission expires Nov. 20, 2019