

2018-000083

Klamath County, Oregon

## Prepared By

Name: Wendy Janice BrownAddress: 2228 Meridian WayRocklinState: CA Zip Code: 95765

00215425201800000830040048

01/03/2018 11:13:30 AM

Fee: \$57.00

## After Recording Return To

SEND TAX STATEMENT TO

Name: Steven William FortnerAddress: 1233 8TH St.Los OsosState: CA Zip Code: 93402

Space Above This Line for Recorder's Use

OREGON QUIT CLAIM DEED

STATE OF OREGON

COUNTY OF Klamath

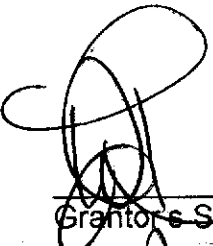
KNOW ALL MEN BY THESE PRESENTS, That Wendy Janice brown, a  
single person, residing at 2228 Meridian Way, County of Placer, City  
of Rocklin, State of CA (hereinafter known as the  
"Grantor(s)") hereby releases and quitclaims to Steven William Fortner, a  
married man, residing at 1233 8TH St., County of San Luis Obispo City  
of Los Osos, State of CA (hereinafter known as the  
"Grantees(s)") for the sum of One dollar  
(\$ 1.00) and releases all the rights, title, interest, and claim in or to the

following described real estate, situated in the County of Klamath, Oregon to-wit:  
1. lots 37 and 38 in Block B of Sprague River Valley Acres, according  
to the official plat thereof on file in the office of the County  
Clerk of Klamath County, Oregon.

2. Lot 41 in Block B of Sprague River Valley Acres, according  
to the official plat thereof on file in the office of  
the County Clerk of Klamath County, Oregon.

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."

  
Grantor's Signature  
Wendy Javice Frowal  
Grantor's Name  
2220 Meridian Way  
Address  
Folsom, CA 95765  
City, State & Zip

\_\_\_\_\_  
Grantor's Signature  
\_\_\_\_\_  
Grantor's Name  
\_\_\_\_\_  
Address  
N/A  
\_\_\_\_\_  
City, State & Zip

NOTARY DOCUMENT  
ATTACHED

## 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.

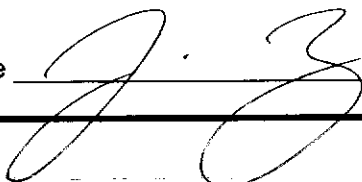
State of California  
County of Placer

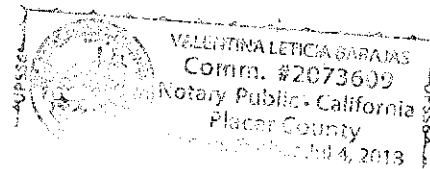
On 11 / 21 / 2017 before me, Valentina Leticia Barajas, Notary Public  
(insert name and title of the officer)

personally appeared WENDY J. BROWN  
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  (Seal)



STATE OF OREGON)

COUNTY OF \_\_\_\_\_)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that \_\_\_\_\_ whose names are signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they, executed the same voluntarily on the day the same bears date.

Given under my hand this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Notary Public

My Commission Expires: \_\_\_\_\_