

2018-001212

Klamath County, Oregon



00216762201800012120030034

01/30/2018 10:57:58 AM

Fee: \$52.00

AFTER RECORDING RETURN TO:

Eric C. Nielsen
292 San Benancio Road
Salinas, California 93908

MAIL TAX STATEMENTS TO:

Eric C. Nielsen
292 San Benancio Road
Salinas, California 93908

QUITCLAIM DEED

On January 16, 2018, THE GRANTOR

Marjorie L. Maxie, a widow

for and in consideration of One Dollar (\$1.00) and/or other good and valuable consideration, conveys, releases and quitclaims to the GRANTEE:

Eric C. Nielsen, a married man, as his sole and separate property, residing at **292 San Benancio Road, Salinas, Monterey County, California 93908**

the following described real estate, situated in Klamath Falls, in the County of Klamath, State of Oregon, described more particularly as follows:

LOT 15, BLOCK 14, TRACT NO. 1064, FIRST ADDITION TO GATEWOOD,
ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE
OFFICE OF THE COURT OF KLAMATH COUNTY, OREGON

CODE 063 MAP 3909-014CA TL 05400 KEY NO. 573908

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, and to the Grantee's heirs and assigns forever, so that neither Grantor 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: R573908

Mail Tax Statements To:
Eric C. Nielsen
292 San Benancio Road
Salinas, California 93908

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 Signature:

DATED: 1-16-18

Marjorie L. Maxie

Marjorie L. Maxie
292 San Benancio Road
Salinas, California 93908

A notary public or other officer completing this certificate verifies only the identity of the individual(s) 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 MONTEREY

On 16 JANUARY, 2018 before me, DONNA J. R. CONNE, Notary Public personally appeared Marjorie L. Maxie, 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.

Donna J. R. Conne

Signature of Notary Public

(Notary Seal)

