

2018-004229

Klamath County, Oregon



00220307201800042290010015

04/09/2018 09:26:03 AM

Fee: \$42.00

Grantor's Name and Address:

DB Land Development, LLC
5280 Crater Lake Ave Ste 102
Central Point, OR 97502

Grantee's Name and Address:

Manuel and Amanda Torres
582 Britannia Drive
Vallejo, CA 94591

After recording, return to:

Manuel and Amanda Torres
582 Britannia Drive
Vallejo, CA 94591

Until a change is requested, all tax statements shall be sent to:

Manuel and Amanda Torres
582 Britannia Drive
Vallejo, CA 94591

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QUITCLAIM DEED

KNOW ALL BY THESE PRESENTS that **DB Land Development, LLC** hereinafter called grantor, for the consideration hereinafter stated, does hereby remise, release, and forever quitclaim unto **Manuel and Amanda Torres**, hereinafter called grantee, and unto grantee's heirs, successors, and assigns, all of grantors right, title, and interest in that certain real property, within the tenements, hereditaments, and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows to-wit:

Description of real property: Lots 20, 21, 22, 23, and 24 in Block 4, FIRST ADDITION TO SPRAGUE RIVER, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. APN: R331297 MapTaxLot: R-3610-014BA-00400-000

Subject to covenants, conditions, restrictions, easements, reservations, rights, rights of way, and all matters appearing of record.

To have and to hold the same unto grantee and grantee's heirs, successors, and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ **2200.00**

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the grantor has executed this instrument on 4/5/2018 ; if grantor is a corporation it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so 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 195.300, 195.301, and 195.305 to 195.336 and sections 5 to 11, Chapter 424, Oregon Laws 2007, and Sections 2 to 9 and 17, Chapter 855, Oregon Laws 2009, and Section 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 the 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, and Sections 2 to 9 and 17, Chapter 855, Oregon Laws 2009, and Sections 2 to 7, Chapter 8, Oregon Laws 2010.

EXECUTED this day of April 5, 20 18

Rebecca Ricks
Signature of Grantor

Rebecca Ricks, Member DB Land Development, LLC
Type or print name of Grantor

State of Oregon, County of Jackson

This instrument was acknowledged before me on this 5 day of April, 2018
by Rebecca A. Ricks as an authorized member of DB Land Development, LLC.

Emily E. Baehr (Seal)
Signature of Notary Public

Emily Elizabeth Baehr
Printed Name of Notary



My commission expires on August 15, 2021