

2018-007124

Klamath County, Oregon



00223751201800071240020027

06/13/2018 08:35:24 AM

Fee: \$87.00

After recording, please send to:  
 Jamie Marie Villanueva  
 170 Raspberry Lane  
 Woodland,, WA 98674

\* Please also send tax statements to above address.

## QUITCLAIM DEED

This Quitclaim Deed, executed this 16 day of May 2016.

By Grantor, **Jacob G. Villanueva**, To Grantee, **Jamie M. Villanueva**.

**WITNESSETH**, that the said Grantor does hereby remise, release, and quitclaim unto said Grantee forever, all the right, title, interest, and claim which the said Grantor has in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Klamath, State of Oregon, to Wit:

### EXHIBIT A

The true actual consideration for this transfer is **\$0.00**, per the dissolution of marriage decree signed in Washington State Superior Court of Cowlitz County, Case #15-3-00810-7.

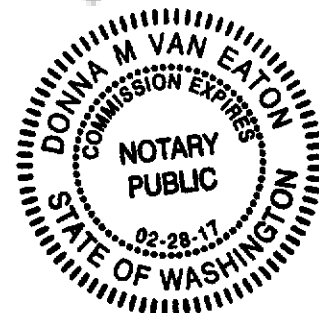
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSONS RIGHTS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use 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.

**IN WITNESS WHEREOF**, that said Grantor has signed and sealed these presents the day and year first above written. Signed, sealed, and delivered in the presence of:

Jacob G. Villanueva, Grantor

Melinda M. Brown, Witness

State of Washington )  
 ) ss.  
 County of Cowlitz )



The above-mentioned person, **Jacob G. Villanueva**, appeared before me and acknowledged that he executed the above instrument. Affirmed before me on May 16, 2016.

Donna M. Van Eaton  
 Notary Public for Washington

Residing at: Lanquar

My Commission Expires: 2-28-2017

## **EXHIBIT A**

**Legal Description:** Real property in the County of Klamath, State of Oregon, described as follows:

**The West 57 feet of Lots 12 and 13; Block 39, Hot Springs Addition to the city of Klamath Falls, according to the official plat thereof on file in the office of the clerk of Klamath County, Oregon, more particularly described as follows:**

**Beginning at the southeast corner of Esplanade and Eldorado Streets being the most westerly corner of Block 39 aforesaid; thence south along the easterly line of Eldorado Avenue to the southwest corner of said Lot 13; thence northeasterly along the southerly line of said Lot 13, 57 feet; thence northwesterly parallel with Eldorado Avenue to the southerly line of Esplanade; thence southwesterly along the southeasterly line of Esplanade to the place of beginning.**

**NOTE: This legal description was created prior to January 1, 2008.**