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12/26/2018 09:29:22 AM

Fee: \$97.00

Prepared By:

Felice O'Ryan

After Recording Return To:

900 Roanoke, #76

Martinez, California 94553

*mail tax statements to:**Felice O'Ryan**900 Roanoke, #76**Martinez, CA 94553*

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

On November 28, 2018 THE GRANTOR(S),

- Robert Winston Ellinthorpe and Felice O'Ryan, a formerly married couple who were divorced on October 24, 2018,

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

- Felice O'Ryan, a single person, residing at 900 Roanoke, #76, Martinez, Contra Costa County, California 94553

the following described real estate, situated in La Pine, in the County of Klamath County, State of Oregon

Legal Description:

Parcel 1: Lot 5 in Block 1 of MAHNS ACRES, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon. Parcel 2: the Southerly 130 feet of the following described parcel: Beginning at a point which is South 0 degrees 15' West 323.3 feet, along North and South center line of Section 14, Township 23 South, Range 9 East, Willamette Meridian from the 1/4 corner between Section 11 and Section 14, Township 23 South, Range 9 East, Willamette Meridian; thence South 0 degrees 15' West 442.37 feet along said center line; thence North 89 degrees 24' West 100.67 feet; thence North 17 degrees 39' East 96.78 feet, thence North 37 degrees 39' East 118.1 feet; thence North 28 degrees 27' West 120.7 feet; thence North 2 degrees 05' East 86.8 feet; thence North 41 degrees 29' East 83.7 feet to the

pont of beginning, all of said parcel of land lying within the NE1/4 NW1/4 Section 14, Township 23 South, Range 9 East, Willamette Meridian, Klamath County, Oregon.

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(s), and to the Grantee(s) heirs and assigns forever, so that neither Grantor(s) 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.

A transfer as part of the division of property in a divorce

Tax Parcel Number: 2309-014BA-00900-000

Mail Tax Statements To:

Felice O'Ryan

900 Roanoke, #76

Martinez, California 94553

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 Signatures:

DATED: 11/28/18

[Signature]

Robert Winston Ellinthorpe
3026 Fairview Avenue
Alameda, California
94501

DATED: 11/28/18

[Signature]

Felice O'Ryan
900 Roanoke, #76
Martinez, California
94533

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 ALAMEDA

On November 28, 2018 before me, Doria Halkias, Notary Public, personally appeared Robert Winston Ellinthorpe, 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.

Doria Halkias (Notary Seal)
Signature of Notary Public



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 ALAMEDA

On November 28, 2018 before me, Doria Halkias, Notary Public personally appeared Felice O'Ryan, who proved to me on the basis of satisfactory evidence to be the person (~~wh~~ 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.

Doria Halkias

Signature of Notary Public

(Notary Seal)

