

2019-000104

Klamath County, Oregon



00234065201900001040030030

01/04/2019 09:36:07 AM

Fee: \$92.00

Prepared By:

Robert del Castillo

After Recording Return To:

CHARLES L. ZEMPEL
1900 PINE GROVE ROAD
ROGUE RIVER, OREGON 97537

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

On December 29, 2018 THE GRANTOR(S),

- Johnna del Castillo and Robert del Castillo, a married couple residing at 475-A N. Kainalu Dr., Kailua, Hawaii 96734

For and in consideration of: \$25,000.00 and/or other good and valuable consideration conveys, Releases and quitclaims to the GRANTEE(S):

- Charles L. Zempel and Barbara C. Zempel, a married couple residing at 1900 Pine Grove Road, Rogue River, Jackson County, Oregon 97537

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

Legal Description:

Lot 15 in Block 8 of MOUNTAIN LAKES HOMESITES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3606-017C0-03100-000 Key No: 319845

SITUS: 22534 GREYLOCK WAY, KLAMATH FALLS

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.

Tax Parcel Number: 3606-017C0-03100

Mail Tax Statements to:

Charles L. Zempel
1900 Pine Grove Road
Rogue River, Oregon 97537

Required Disclosure Statement

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.

(SIGNATURE PAGE FOLLOWS)

Grantor Signatures:

DATED: 12/29/18

Johnna del Castillo
Johnna del Castillo

475-A NORTH KAINALU DRIVE
KAILUA, Hawaii
96734

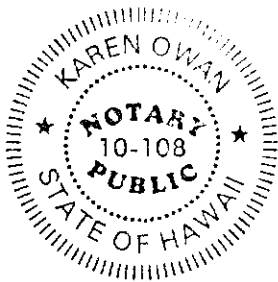
DATED: 12/29/18

Robert del Castillo

Robert del Castillo
475-A NORTH KAINALU DRIVE
KAILUA, Hawaii
96734

STATE OF HAWAII, COUNTY OF HONOLULU, ss:

On this 29th day of December, 2018, before me personally appeared Johnna del Castillo and Robert del Castillo, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed same as their free act and deed.



Karen Owan

Karen Owan

Notary Public

Notary Public

Title (and Rank)

My commission expires MAY 23 2022

Doc. Date: 12-28-2018 # Pages: 3
Name: Karen Owan First Circuit
Doc. Description: Quitclaim Deed

Karen Owan
Signature

12-29-2018
Date

NOTARY CERTIFICATION

