

2019-000410

Klamath County, Oregon



00234453201900004100030031

01/15/2019 09:16:00 AM

Fee: \$92.00

Prepared by: Gwen Leavy

2500 69th Street
Lemon Grove, Ca 91945

Mail Deed and Tax Statement to:

Rick Gordon Larry Gordon
1515 E. 8th St. P.O. Box #1011
Beaumont, Ca 92223 Kingman, Az 86402
PIN# R397859 and R397868

QUITCLAIM DEED

THIS QUITCLAIM DEED, Executed this 20th day of November , 2018 , by the Grantor(s),

Gwen Leavy
2500 69th Street
Lemon Grove, CA 91945

to the Grantee(s),

Richard Dennis Gordon, Larry Michael Gordon as joint tenants with right of survivorship.
1515 E. 8th St. P.O. Box #1011
Beaumont, Ca 92223 Kingman, Az 86402

WITNESSETH, that the said Grantor, for true and actual consideration of \$1

the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the 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 County , State of Oregon, legally described as:

Klamath Falls Forest Estates
Hwy 66
Plat #1, Block 22, Lots 26 and 27

Source of Title: Deed number 84345, dated January 30th. 2015.

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

RECORDING COVER SHEET FOR CONVEYANCES, PER ORS 205.234

*THIS COVER SHEET HAS BEEN PREPARED BY THE PERSON
PRESENTING THE ATTACHED INSTRUMENT FOR
RECORDING. ANY ERRORS IN THIS COVER SHEET
DO NOT AFFECT THE TRANSACTION(S) CONTAINED
IN THE INSTRUMENT ITSELF.*

AFTER RECORDING RETURN TO

*name and address of the person authorized to receive the
instrument after recording, as required by ORS 205.180(4)
and ORS 205.238.*

Richard Dennis Gordon
1515 E. 8th St.
Beaumont, Ca 92223

Larry Michael Gordon
P.O. Box #1011
Kingman, Az 86402

1. NAME(S) OF THE TRANSACTION(S), described in the attached instrument and required by ORS 205.234(a).

Note: Transaction as defined by ORS 205.010 "means any action required or permitted by state law or rule or federal law or regulation to be recorded including, but not limited to, any transfer, encumbrance or release affecting title to or an interest in real property."

Quitclaim deed

2. DIRECT PARTY, name(s) of the person(s) described in ORS 205.125(1)(b) or GRANTOR, as described in ORS 205.160.

Gwen J. Leavy
2500 69th Street
Lemon Grove, CA 91945

3. INDIRECT PARTY, name(s) of the person(s) described in ORS 205.125(1) (a) or GRANTEE, as described in ORS 205.160.

Larry Michael Gordon
P.O. Box #1011
Kingman Az 86402

Richard Dennis Gordon
1515 E 8th St
Beaumont, Ca 92223

4. TRUE AND ACTUAL CONSIDERATION PAID *for instruments conveying or contracting to convey fee title to any real estate and all memoranda of such instruments, reference ORS 93.030.*

\$1

5. UNTIL A CHANGE IS REQUESTED, ALL TAX STATEMENTS SHALL BE SENT TO THE FOLLOWING

ADDRESS *for instruments conveying or contracting to convey fee title to any real estate, reference ORS 93.260.*

Rick Gordon/ Larry Gordon
1515 E. 8th St.
Beaumont, Ca 92223

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.
Commonly known as: 3600 and 3700 Chicken Hawk Drive, Bonanza, Oregon

IN WITNESS WHEREOF, The said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in presence of:

Signature Gwen Leavy
Print Name GWEN LEAVY
Capacity: owner

Signature _____
Print Name _____
Capacity: _____

Signature _____
Print Name _____
Capacity _____

Signature _____
Print Name _____
Capacity _____

STATE OF CALIFORNIA }
COUNTY OF SAN DIEGO }

{SEAL}

On this 09 day of JANUARY, 2019, before me a notary public, personally appeared GWEN JEAN LEAVY

_____, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me ~~he~~/she/~~they~~ freely executed the same.

Notary Public State of CALIFORNIA
Notary Public Signature Mehul V Rawal
Print Name MEHUL V RAWAL
My Commission (is permanent) (expires): 04-16-2019

