

2019-001935

Klamath County, Oregon



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03/01/2019 03:24:37 PM

Fee: \$102.00

**Prepared By**

Russell Berven 64419 Roy  
Road Coos Bay Oregon,  
97420.

**After Recording Return To**

*tax statements*

Elder pyatt  
general delivery  
beatty, Oregon  
97621

Returned at Counter

Space Above This Line for Recorder's  
Use

**OREGON QUIT CLAIM DEED**

State of Oregon

klamath County

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of one Dollars (\$1.00) and/or other valuable consideration to the below in hand paid to the Grantor(s) known as:

Russell Berven, a single individual, residing at 64419 Roy Road Coos Bay Oregon, 97420.

*Grantor: Elder Pyatt*

The receipt whereof is hereby acknowledged, the undersigned hereby releases and quitclaims to Elder Pyatt, a single individual, residing at general deliver, beatty, Oregon, 97621 (hereinafter called the "Grantee(s)") all the rights, title, interest, and claim in or to the following described real estate, situated in klamath County, Oregon, to-wit:

lots 18 and 19 in block 1, WHISKEY CREEK ACRES-TRACT 1162. map no's  
R3612-02000- 01600, R3612-02900-00400.

**To have and to hold**, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever

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for the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

**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.

 Date  
2/12/19 Grantor's Signature Russell Berven

64419 Roy Road Coos Bay Oregon, 97420.

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State of Oregon)

County of Coos  
County)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Russell F Berdea whose names are signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they, executed the same voluntarily on the day the same bears date.

Given under my hand this 12<sup>th</sup> day of February,  
2019.

Cathleen Theresa Magann  
(SEAL) Notary Public

My Commission Expires:  
1-6-23

