

2019-007707

Klamath County, Oregon



00243388201900077070020027

07/09/2019 12:06:13 PM

Fee: \$87.00

PREPARED BY AND AFTER RECORDING  
RETURN TO:

TERPSTRA HENDERSON  
A Professional Corporation  
578 N. Wilma Avenue, Suite A  
Ripon, California 95366

Until a change is requested all tax statements  
shall be sent to the following address:

Geraldine A. Villanueva  
5125 Mazama Drive  
Klamath Falls, Oregon 97603

APN: R-3909-011DC-00700-000

SPACE ABOVE THIS LINE FOR RECORDER'S USE

### QUITCLAIM DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **LETICIA VILLANUEVA-MADRIZ as Trustee of the LETICIA VILLANUEVA-MADRIZ REVOCABLE LIVING TRUST, dated August 31, 2017**, Grantor, hereby transfers, conveys, releases and quitclaims to **GERALDINE A. VILLANUEVA, a married woman as her sole and separate property**, Grantee, and releases all the rights, title, interest, and claim in or to the following described real property in the County of **KLAMATH** and State of Oregon:

**LOT 10 IN BLOCK 1, TRACT 1044, WEMBLY PARK, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.**

Tax Account No.: 3909-011DC-00700-000

Key No.: R558505

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

“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."

Dated:

6-27-19

By:

Geraldine A. Villanueva  
GERALDINE A. VILLANUEVA

~~State of Oregon~~

~~County of Klamath~~

San Joaquin

This instrument was acknowledged before me on this 27 day of June, 2019  
by GERALDINE A. VILLANUEVA.



Kaytlyn Turpin  
(Notary Public for ~~Oregon~~) California

My commission expires 04.01.2023