

2019-008964

Klamath County, Oregon



00244967201900089640070074

08/07/2019 01:09:47 PM

Fee: \$112.00

**Prepared By:**  
Kelli Lee Eimers

and Taxes

**After Recording Return To:**  
2611 Sportsland Ct  
Chiloquin, Oregon 97624

Kelli L. Eimers

Returned at Counter

SPACE ABOVE THIS LINE FOR RECORDER'S USE

## QUITCLAIM DEED

On July 17, 2019 THE GRANTOR(S),

- Frances Evelyn Lee, a single person,

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

- Kelli Lee Eimers and David Brian Eimers, a married couple, residing at 2611 Sportsland Ct., Chiloquin, Klamath County, Oregon 97624

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

Legal Description: See attached *Exhibit A*

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: Lot 19 in Block 15, Tract 1053, Oregon Shores 1

Mail Tax Statements To:  
Kelli Lee Eimers  
2611 Sportsland Ct  
Chiloquin, Oregon 97624

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:**

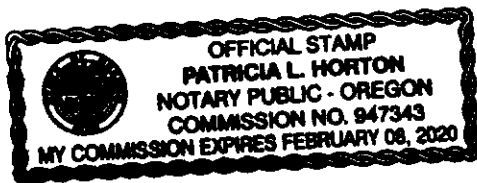
DATED: 8-5-19

Frances Evelyn Lee

Frances Evelyn Lee  
2611 Sportsland Ct.  
Chiloquin, Oregon, 97624

STATE OF OREGON, COUNTY OF KLAMATH, ss:

This instrument was acknowledged before me on this 5 day of August,  
2019 by Frances Evelyn Lee.



Patricia L. Horton  
Notary Public

Notary  
Title (and Rank)

My commission expires 2-8-20

## **EXHIBIT A: LEGAL DESCRIPTION OF PROPERTY**

2017-005944

Klamath County, Oregon



00204486201700059440030030

06/01/2017 10:04:56 AM

Fee: \$52.00

Returned at Counter

After recording, please return to, and  
until a change is requested, send all  
tax statements to the following address:

Frances E. Lee  
2611 Sportsland Ct.  
Chiloquin, OR 97624

Parcel ID:

**QUITCLAIM DEED**

Under ORS 93.865

BY THIS QUITCLAIM DEED, executed this **25<sup>th</sup>** day of October, 2016, the grantor,  
Jack J. Randazzo of 1500 Villa, Space #35, Clovis, CA 93611, & Frances E. Lee, formerly  
known as Frances E. Randazzo, of 2611 Sportsland Ct., Chiloquin, OR 97624, as trustees of the  
Randazzo Joint Revocable Living Trust

releases and quitclaims to the grantee,

Frances E. Lee, an unmarried woman, of 2611 Sportsland Ct., Chiloquin, OR 97624

for the true consideration of : Per Divorce Decree

all the grantor's right, title, interest in and to the following described parcel of land in  
Klamath County, Oregon, legally described as:

Lot 19 in Block 15, Tract 1053, Oregon Shores, According to the official plat thereof on file in  
the County Clerk of Klamath County, Oregon.

Commonly known as: 2611 Sportsland Ct., Chiloquin, OR 97624

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, 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

# California All-Purpose Certificate of Acknowledgment

A notary public or other officer completing this certificate verifies only the identity of the individual 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 Fresno

} s.s.

On 25 October 2016 before me, Angela M. Shabien, Notary Public

Name of Notary Public, Title

personally appeared Jack J. Ronderzo

Name of Signer (1)

N/A

Name of Signer (2)

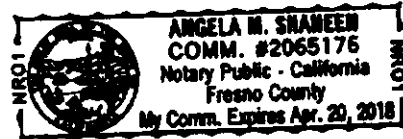
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), 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.

Angela M. Shabien

Signature of Notary Public



Seal

## OPTIONAL INFORMATION

Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this acknowledgment to an unauthorized document and may prove useful to persons relying on the attached document.

## Description of Attached Document

The preceding Certificate of Acknowledgment is attached to a document titled/for the purpose of Quitclaim Deed  
Lot 19

containing 2 pages, and dated 25 October 2016

The signer(s) capacity or authority is/are as:

- ☒ Individual(s)  
☐ Attorney-in-fact  
☐ Corporate Officer(s)

Title(s)

- ☐ Guardian/Conservator  
☐ Partner - Limited/General  
☐ Trustee(s)  
☐ Other:

representing:

Name(s) of Person(s) Entity(ies) Signer is Representing

## Additional Information

### Method of Signer Identification

Proved to me on the basis of satisfactory evidence:

☒ form(s) of identification ☐ credible witness(es)

Notarial event is detailed in notary journal on:

Page # 13 Entry # 8

Notary contact:

Other

☐ Additional Signer ☒ Signer(s) Thumbprint(s)

☐



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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

In witness whereof, the grantor has signed and sealed these presents on the day and year first above written.

Elizabeth Bond  
Signature  
ELIZABETH BOND  
Print name  
Witness for Jack J. Randazzo  
Capacity

Jack J. Randazzo  
Signature  
Jack J. Randazzo  
Print name  
Grantor  
Capacity

\_\_\_\_\_  
Signature  
\_\_\_\_\_  
Print name  
Witness for Frances E. Lee  
Capacity

\_\_\_\_\_  
Signature  
Frances E. Lee, FKA Frances E. Randazzo  
Print name  
Grantor  
Capacity

*Construe all terms with the appropriate gender and quantity required by the sense of this deed.*

STATE OF \_\_\_\_\_}  
COUNTY OF \_\_\_\_\_}

This record was acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ by

\_\_\_\_\_  
Notary Public

\_\_\_\_\_  
Print name  
My commission expires: \_\_\_\_\_