

2019-014375

Klamath County, Oregon



00251439201900143750040040

Recording Requested By Grantee:

PINE RIDGE RANCHES

LOT 36 TRUST

12/11/2019 12:33:11 PM

Fee: \$97.00

Mail Recorded Deed and

Tax Statements to:

PINE RIDGE RANCHES

LOT 36 TRUST

4730 S Fort Apache Road Suite 300

Las Vegas, NV 89147

Transfer Tax: \$_____

QUITCLAIM DEED

Property ID: 883864

Location of Property: Lot 36, Pine Ridge Ranches, Chiloquin, OR 97624

WITNESS

For no consideration, and to change the form of holding title only, **Eric J. Galvan and Lesley A. Galvan (f/k/a Lesley A. Barrett)**, with right of survivorship, hereinafter called Grantor, whose address is 7255 W Sunset Road Apt. 1025, Las Vegas, NV 89113, does now hereby remise, release and forever **QUITCLAIM** any and all interest they may have in said real property, situated in Klamath County, in the State of Oregon, **SUBJECT TO** taxes, covenants, conditions, reservations, assessments, restrictions, mortgages, liens, rights of way and easements of record, of whatsoever kind and nature to:

PROPERTY PRIVACY SERVICES, AS TRUSTEE

OR THE SUCCESSOR TRUSTEES UNDER

PINE RIDGE RANCHES LOT 36 TRUST,

DATED November 15, 2019

(hereinafter called Grantee)

whose address is 4730 S Fort Apache Road Suite 300, Las Vegas, NV 89147

the following described real property in County of Klamath and State of Oregon:

Lot 36 in Tract 1314, Pine Ridge Ranches, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Property ID.: 883864

This conveyance is made and accepted, and said realty is hereby transferred **SUBJECT TO** any taxes, conditions, covenants and restrictions, liens, encumbrances and mortgages now of record (all of which are hereby incorporated herein by this reference into the body of this Instrument as though fully set forth herein), and which shall run with the land and be binding on any transferees, and their successors and assigns.

This instrument was prepared based on information furnished by the parties, no independent title search has been made, and tax certificates were not obtained.

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 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 BE 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, CHAPER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

The true consideration for this conveyance is \$0.00. (Here comply with the requirements of ORS 93.030)

IN WITNESS WHEREOF, this Instrument is Executed.

11/15/2019
Date

Eric J. Galvan
Eric J. Galvan

11-15-2019
Date

Lesley A. Galvan
Lesley A. Galvan (f/k/a Lesley A. Barrett)

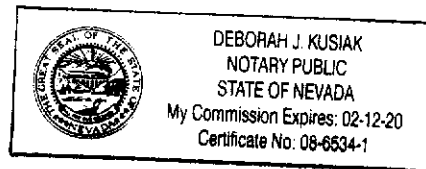
ACKNOWLEDGMENT

State of Nevada)
) ss.:
County of Clark)

On November 15, 2019 before me the undersigned,
Deborah J. Kusiak, personally appeared
Eric J. Galvan who proved to me on the basis of satisfactory evidence to be the
person whose name is subscribed to the within instrument and acknowledged to
me that he executed the same in his authorized capacity, and that by his signature
on the instrument the person, or the entity upon behalf of which the person acted,
executed the instrument.

WITNESS MY HAND AND OFFICIAL SEAL

[Signature]
Notary Public
My Commission Expires: 2/12/2020

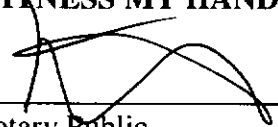


ACKNOWLEDGMENT

State of Nevada)
) ss.:
County of Clark)

On November 15, 2019 before me the undersigned,
Deborah J Kusiak, personally appeared
Lesley A. Galvan (f/k/a Lesley A. Barrett) who proved to me on the basis of
satisfactory evidence to be the person whose name is subscribed to the within
instrument and acknowledged to me that she executed the same in her authorized
capacity, and that by her signature on the instrument the person, or the entity upon
behalf of which the person acted, executed the instrument.

WITNESS MY HAND AND OFFICIAL SEAL



Notary Public
My Commission Expires: 2/12/2020

