

2020-003465

Klamath County, Oregon



00256413202000034650040048

03/20/2020 11:21:42 AM

Fee: \$97.00

Prepared By:

Theresa Kay O'Connor

After Recording Return To:

5230 Sturdivant Ave

Klamath Falls, Oregon 97603

*& tax  
statements*

SPACE ABOVE THIS LINE FOR RECORDER'S USE

## QUITCLAIM DEED

On March 09, 2020 THE GRANTOR(S),

- Drew D. McDonald and Theresa K. McDonald, a formerly married couple who were divorced on March 16, 2012,

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

- Theresa K. O'Connor, a single person, residing at 5230 Sturdivant Ave., Klamath Falls, Klamath County, Oregon 97603

the following described real estate, situated in Klamath Falls, 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: 558248

Mail Tax Statements To:  
Theresa K. O'Connor  
5230 Sturdivant Ave  
Klamath Falls, Oregon 97603

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:

3/6/2020

Drew D. McDonald

2023 N. Eldorado Ave. Apt. 3  
Klamath Falls, Oregon  
97601

DATED:

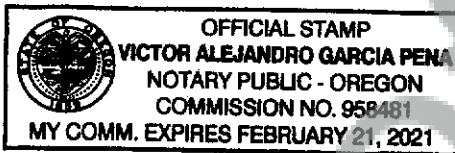
3/6/2020

Theresa K. McDonald

5230 Sturdivant Ave  
Klamath Falls, Oregon  
97603

STATE OF OREGON, COUNTY OF KLAMATH, ss:

This instrument was acknowledged before me on this 6<sup>th</sup> day of March,  
2020 by Drew D. McDonald.



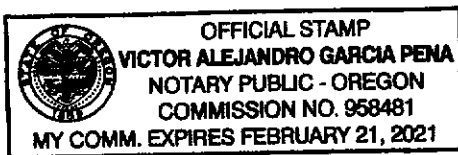
Victor Alejandro Garcia Pena  
Notary Public

Notary Public  
Title (and Rank)

My commission expires February 21, 2021

STATE OF OREGON, COUNTY OF KLAMATH, ss:

This instrument was acknowledged before me on this 6<sup>th</sup> day of March,  
2020 by Theresa K. McDonald.



Victor Alejandro Garcia Pena  
Notary Public

Signature of person taking acknowledgment

Notary Public  
Title (and Rank)

My commission expires February 21, 2021

## EXHIBIT A: LEGAL DESCRIPTION OF PROPERTY

### STATUTORY WARRANTY DEED

Dennis S. Davenport and Leslie S. Davenport, as tenants by the entirety, Grantor(s) hereby convey and warrant to Drew D. McDonald and Theresa K. McDonald, Grantee(s) the following described real property in the County of KLAMATH and State of Oregon free of encumbrances except as specifically set forth herein:

Lot 57, LAMRON HOMES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. TOGETHER WITH a strip of land 15 feet wide adjacent to and parallel with the South boundary of Lot 57, LAMRON HOMES.

CM by TM, POTM  
\*\*as tenants by the entirety