

2020-005961

Klamath County, Oregon



00259094202000059610030037

05/13/2020 11:03:53 AM

Fee: \$92.00

**Prepared By:**

Rebecca Jenkins-Carroll

**After Recording Return To:**

13601 Barnes Valley Road #218  
Bly, Oregon 97622

Returned at Counter

4 tax statements

Rebecca Jenkins-Carroll

Sean Jenkins-Carroll

SPACE ABOVE THIS LINE FOR RECORDER'S USE

## QUITCLAIM DEED

On May 07, 2020 THE GRANTOR(S),

- Barbara Peot, a single person,

for and in consideration of: \$10,000.00 and/or other good and valuable consideration conveys, releases and quitclaims to the GRANTEE(S):

- Sean Jenkins-Carroll and Rebecca Jenkins-Carroll, a married couple, residing at 13601 Barnes Valley Road, Bly, Klamath County, Oregon 97622

the following described real estate, situated in an unincorporated area in the County of Klamath, State of Oregon

Legal Description: The SW 1/4 of SE 1/4 of Section 23, township 37 south, Range 14 East of the Willamette Meridian, Klamath County, Oregon. Together with an easement for ingress and egress over and across the existing 60 ft wide right of way in the North 1/2 Southwest 1/4 south east 1/2 southwest 1/4 of section 23, township 37 south, Range 14 east, Willamette Meridian, Klamath County, Oregon as Granted by instrument Recorded October 19, 1990 in Volume M90, Page 21049 Microfilm Records of Klamath County

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: 404529

Mail Tax Statements To:  
Sean Jenkins-Carroll  
13601 Barnes Valley Road #218  
bly, Oregon 97622

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:**

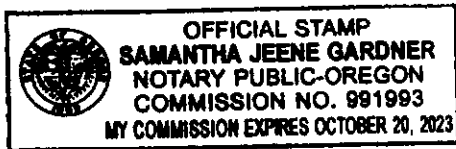
DATED: 5/13/20

Barbara Peot

Barbara Peot  
3429 Quarry St  
Klamath Falls, Oregon, 97601

STATE OF OREGON, COUNTY OF KLAMATH, ss:

This instrument was acknowledged before me on this 13<sup>th</sup> day of May,  
2020 by Barbara Peot.



Samantha Jeene Gardner  
Notary Public

Notary  
Title (and Rank)

My commission expires Oct. 20, 2023