

Alena P Fedoseeva  
3047 North Park Way, Unit 301  
San Diego, California 92104

Grantor's Name and Address

Ethan J. Howard  
124 Mountain View Boulevard  
Klamath Falls, OR 97601

Grantee's Name and Address

After recording return to:  
Ethan J. Howard  
124 Mountain View Boulevard  
Klamath Falls, OR 97601

Until a change is requested all tax statements  
shall be sent to the following address:  
Ethan J. Howard and Brenna Howard  
124 Mountain View Boulevard  
Klamath Falls, OR 97601

File No. 368538AM

**2020-006972**  
Klamath County, Oregon  
06/08/2020 11:35:02 AM  
Fee: \$92.00

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## QUITCLAIM DEED

Alena P Fedoseeva ,  
Grantor(s), hereby releases and quitclaims to

**Ethan J. Howard**

Grantee(s), all right, title and interest in and to the following described real property situated in the County of  
Klamath, State of Oregon, described as follows, to wit:

**Lot 22 in Block 2 of TRACT 1145, NOB HILL REPLAT, A Resubdivision of portions of Nob Hill,  
Irvington Heights, Mountain View Addition and Eldorado Heights, according to the official plat thereof on  
file in the office of the County Clerk of Klamath County, Oregon.**

**TOGETHER WITH that portion of vacated Tiffany Street described in the Quitclaim Deed from the City  
of Klamath Falls to Jacque Mick, recorded October 12, 2010 in Volume 2010-011989, Records of Klamath  
County, Oregon.**

The true and actual consideration paid for this transfer, stated in terms of dollars, is

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 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 executed this instrument this 7 day of may, 2020; if a corporate grantor, it has caused its name to be signed and its seal if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

  
\_\_\_\_\_  
Alena P Fedoseeva

State of \_\_\_\_\_ } ss  
County of \_\_\_\_\_ }

On this \_\_\_\_\_ day of \_\_\_\_\_, 2020, before me, \_\_\_\_\_ a Notary Public in and for said state, personally appeared Alena P Fedoseeva, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

\_\_\_\_\_  
Notary Public for the State of \_\_\_\_\_  
Residing at: \_\_\_\_\_  
Commission Expires: \_\_\_\_\_

**SEE ATTACHED CALIFORNIA  
ACKNOWLEDGMENT**

CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

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 San Diego }

On May 07, 2020, before me, Roxana Villagrana Escogido, Notary Public,  
personally appeared Alena P. Fedoseeva

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 State of California that the foregoing  
paragraph is true and correct.



PLACE NOTARY SEAL ABOVE

WITNESS my hand and official seal.

SIGNATURE

A handwritten signature in dark ink, appearing to read 'Roxana Villagrana Escogido', written over a horizontal line.

Though the information below is not required by law, it may prove valuable to persons relying on the document  
and could prevent fraudulent removal and reattachment of this form to another document.

**Description of attached document**

Title or type of document: Quit Claim Deed

Document Date: May 07, 2020 Number of Pages: 3w/attached

Signer(s) Other than Named Above: \_\_\_\_\_