

Tax Statements

Prepared By:

Ruben Garcia

1916 Orchard Ave.

Klamath Falls, OR 97601

After Recording Return To:

1916 Orchard Ave

Klamath Falls, Oregon 97601

2020-007288

Klamath County, Oregon



00260565202000072880040048

06/15/2020 09:22:16 AM

Fee: \$97.00

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

On June 14, 2020 THE GRANTOR(S),

- Rachel Garcia, 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):

- Ruben Garcia, a single person, residing at 1916 Orchard Ave, Klamath Falls, Klamath County, Oregon 97601

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.

A transfer as part of the division of property in a divorce

Returned at Counter

Tax Parcel Number: 478753

Mail Tax Statements To:

Ruben Garcia

1916 Orchard Ave

Klamath Falls, Oregon 97601

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:

June 14 2020

Rachel Garcia

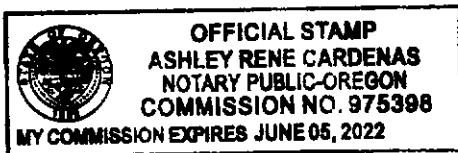
Rachel Garcia

3661 W Shields Avenue Apt 172

Fresno, California, 93722

STATE OF OREGON, COUNTY OF KLAMATH, ss:

This instrument was acknowledged before me on this 14th day of June 2020,
_____ by Rachel Garcia.



Ashley Rene Cardenas

Notary Public

Notary Public for Oregon

Title (and Rank)

My commission expires June 5, 2022

04 JAN 30 PM 2:25

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After Recording Return to:

RUBEN GARCIA

RACHEL GARCIA

1916 Orchard Avenue

Klamath Falls, OR 97601

Until a change is requested all tax statements

Shall be sent to the following address:

RUBEN GARCIA

RACHEL GARCIA

1916 Orchard Avenue

Klamath Falls, OR 97601

State of Oregon, County of Klamath

Recorded 01/30/2004 2:26 P m

Vol M04 Pg 5914

Linda Smith, County Clerk

Fee \$ 21.00 # of Pgs 1

Exhibit A

ATE 58329

WARRANTY DEED

(INDIVIDUAL)

HETTIE L. WALKER, herein called grantor, convey(s) to RUBEN GARCIA and RACHEL GARCIA, HUSBAND AND WIFE all that real property situated in the County of KLAMATH, State of Oregon, described as:

Lots 28 and 29, Block 7, INDUSTRIAL ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$63,000.00.
(here comply with the requirements of ORS 93.930)

THIS INSTRUMENT WILL 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 APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Dated Jan. 29, 04

Hettie L. Walker
HETTIE L. WALKER

STATE OF OREGON, County of Klamath) ss.

On Jan. 29, 04 - personally appeared the above named HETTIE L. WALKER and acknowledged the foregoing instrument to be her voluntary act and deed.

This document is filed at the request of:

Adrian Smith