

2020-010354

Klamath County, Oregon

08/19/2020 08:15:56 AM

Fee: \$87.00

After Recording Return To

Name: Westward Land Holdings LLC
Address: 1624 Market St. Suite 202-02466,
Denver, CO 80202

*Send tax statements to the above address

Space Above This Line for Recorder's Use

OREGON QUIT CLAIM DEED

STATE OF OREGON

COUNTY OF Klamath

KNOW ALL MEN BY THESE PRESENTS, That STEPHEN PHILIP ERITANO, a divorced male, residing at 6875 East Cibola Circle, Prescott, AZ 86303, County of Yavapai (hereinafter known as the "Grantor(s)") hereby releases and quitclaims to Jolie Eritano, a divorced female, residing at 3633 E Sparrow Place, Chandler, AZ 85286, County of Maricopa (hereinafter known as the "Grantees(s)") for the sum of ONE DOLLAR and releases all the rights, title, interest, and claim in or to the following described real estate, situated in the County of KLAMATH, Oregon to-wit:

Lot 44, Block 15, Klamath Falls Forest Estates Highway 66 Unit, Plat No. 1, as recorded in Klamath County, Oregon

To have and to hold, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever for the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

"BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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 (Definitions for ORS 92.010 to 92.192) OR 215.010 (Definitions), 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 (Definitions for ORS 30.930 to 30.947), AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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."

Grantor's Signature

Stephen Philip Eritano

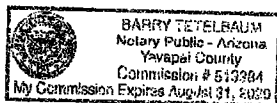
Stephen Philip Eritano
6875 East Cibola Circle
Prescott, AZ 86303

STATE OF ~~OREGON~~ ARIZONA

COUNTY OF YAVAPAI

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that STEPHEN PHILIP ERITANO, whose names are signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they, executed the same voluntarily on the day the same bears date.

Given under my hand this 14th day of AUGUST, 2020



Barry Tetelbaum
Notary Public

My Commission Expires: 31st AUG 2020