

Record and Return to:
Fidelity National Title Group
6500 Pinecrest Drive, Suite 600
Plano, TX 75024

2020-011248

Klamath County, Oregon

09/08/2020 08:11:01 AM

Fee: \$87.00

RECORDATION REREQUESTED BY/~~RETURN TO:~~
ELEVATED TITLE
1701 BARRETT LAKES BLVD, STE 260
KENNESAW, GA 30144

SEND TAX NOTICES TO:
TYRONE J. MILLER
2724 GLACIER DRIVE
KLAMATH FALLS, OR 97603

LTZ-LOR20109504

QUITCLAIM DEED

THIS QUITCLAIM DEED, Executed this 11 day of August 2020, by first party **TYRONE J. MILLER AND SHANNON J. MILLER, AS TENANTS BY THE ENTIRETY,,** to second party, **TYRONE J. MILLER, AN UNMARRIED MAN.**

WITNESSETH, That the said first party, for good consideration in the amount of \$1.00 paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise and quitclaim unto the said second party forever, all the right, title interest and claim which the said first party has in and to the following described parcel of land, and improvements and, appurtenances thereto in the City of KLAMATH FALLS, County of KLAMATH, State of Oregon, to wit:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF KLAMATH, STATE OF OREGON, AND IS DESCRIBED AS FOLLOWS:

LOT 21, TRACT 1533 - HIDDEN VALLEY - PHASE 1, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

APN: 898735

Property Address: 2724 GLACIER DRIVE, KLAMATH FALLS, OR 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, 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 said first party has signed and sealed there presents the day and year first above written.


TYRONE J. MILLER

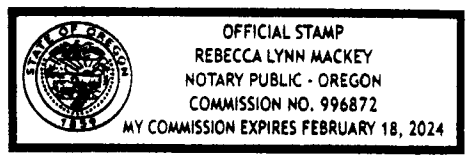

SHANNON J. MILLER

STATE OF OREGON)
COUNTY OF Klamath)

I, Rebecca Lynn Mackey hereby certify that TYRONE J. MILLER AND SHANNON J. MILLER whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date. Given under my hand this 11 day of August, A.D., 20 20.

(Seal)


Notary Public



My Commission Expires: 02/18/24

PREPARED BY:
BC LAW FIRM, P.A.
1803 S Kanner Hwy
Stuart, FL 34994