

Returned at Counter

2020-013473

Klamath County, Oregon



00267614202000134730020020

10/20/2020 09:57:59 AM

Fee: \$87.00

2020-010893

Klamath County, Oregon



00264725202000108930020025

08/31/2020 08:35:03 AM

Fee: \$87.00

Name: Necha Predmore  
Address: 300 Miles Court  
Turlock  
State: CA Zip Code: 95382

After Recording Return To

Tax statements  
Name: Necha Predmore  
Address: 300 Miles Court  
Turlock  
State: CA Zip Code: 95382

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 Lewis E. and Lillian M. Predmore, a married couple, residing at 2611 S. Goldenrod Ave, County of Fresno, City of Kerman, State of CA (hereinafter known as the "Grantor(s)") hereby releases and quitclaims to Necha Predmore and Lawrence Rose, a married couple, residing at 300 Miles Court, County of Stanislaus, City of Turlock, State of California (hereinafter known as the "Grantees(s)") as a gift (\$0) 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:

Fox Hollow Block-6 Lot-5  
22734 Fawn St., Klamath Falls, OR 97601

Recording at the request of the  
grantor to correct the legal description  
previously recorded as 2020-010893.

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."

Lewis E. Predmore  
Grantor's Signature  
Lewis E. Predmore  
Grantor's Name

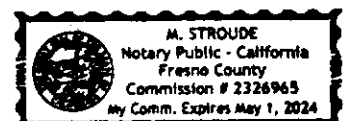
Lillian M. Predmore  
Grantor's Signature  
LILLIAN M. PREDMORE  
Grantor's Name

STATE OF OREGON  
COUNTY OF Klamath

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that LEWIS E. PREDMORE, and Lillian M. Predmore 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 3rd day of August, 2020

[Signature]  
Notary Public



My Commission Expires: May 1, 2024

## ACKNOWLEDGMENT

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

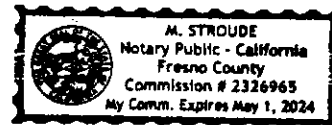
County of Fresno)

On August 3, 2020 before me, M. Stroude Notary Public  
(insert name and title of the officer)

personally appeared Lewis E. Predmore and Gillian M. Predmore  
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 the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature

A handwritten signature in dark ink, appearing to read 'M. Stroude', written over a horizontal line.

(Seal)