

2020-013867

Klamath County, Oregon



00268053202000138670030036

10/27/2020 02:18:55 PM

Fee: \$92.00

Returned at Counter

Mary K. Bauer

After Recording Return To:

7799 Shalestone

Reno, Nevada 89523

and taxes

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

On 10-27-20 THE GRANTOR(S),

- Dean Klein, a single person,

for and in consideration of: \$10.00 and/or other good and valuable consideration conveys, releases and quitclaims to the GRANTEE(S):

- Mary Bauer, a single person, residing at 7799 Shalestone, Reno, Washoe County, Nevada 89523

the following described real estate, situated in Klamath Falls, in the County of Klamath, State of Oregon

Legal Description:

Real Property in the County of Klamath, State of Oregon, described as follows:

Lot 35, Block 17, INDUSTRIAL ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County of Klamath County, Oregon.

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.

Tax Parcel Number: R416669

Mail Tax Statements To:

Mary Bauer

7799 Shalestone

Reno, Nevada 89523

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: 10-27-2020

Dean D. Klein

Dean Klein

210 Martin St

Klamath Falls, Oregon, 97601

STATE OF OREGON, COUNTY OF KLAMATH, ss:

This instrument was acknowledged before me on this 27th day of October, 2020.
_____ by Dean Klein.



Samantha Gardner

Notary Public

Recorder

Title (and Rank)

My commission expires Oct. 20, 2023