

## Prepared By

Name: Patrick R Leal  
 Address: 318 East 21st  
Tracy Ca  
 State: Ca Zip Code: 95376

2020-013937

Klamath County, Oregon



10/28/2020 10:43:05 AM

Fee: \$92.00

After Recording Return To ADD Tax Statements to

Name: Eduardo Villaneda  
 Address: 3460 Corey Rd  
Central Point  
 State: OR Zip Code: 97502

Space Above This Line for Recorder's Use

OREGON QUIT CLAIM DEED

STATE OF OREGON

COUNTY OF Klamath Falls

KNOW ALL MEN BY THESE PRESENTS, That Patrick R. Leal Jr., a  
 \_\_\_\_\_, residing at 318 East 21st, County of San Joaquin City  
 of Tracy, State of California (hereinafter known as the  
 "Grantor(s)") hereby releases and quitclaims to Eduardo R. Villaneda, a  
 \_\_\_\_\_, residing at 3460 Corey Rd, County of Jackson, City  
 of Central Point, State of OR (hereinafter known as the  
 "Grantees(s)") for the sum of \_\_\_\_\_  
 (\$ 1.00 ) 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:

3726 Emerald St And 3734 Emerald St - Klamath  
Code 001 PCL 101      Code 001 PCL -101  
map 3909-007CB-13900 map 3909 007CB-13800  
ACRES 0.17 LENOX Block 6      ACRES 0.16  
Lot 1 and 2

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."

f Patrick R Leal  
Grantor's Signature  
Patrick R Leal  
Grantor's Name  
318 East 21 St  
Address  
Tracy Ca 95376  
City, State & Zip

\_\_\_\_\_  
Grantor's Signature  
\_\_\_\_\_  
Grantor's Name  
\_\_\_\_\_  
Address  
\_\_\_\_\_  
City, State & Zip

**CALIFORNIA ACKNOWLEDGMENT**

**CIVIL CODE § 1189**

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

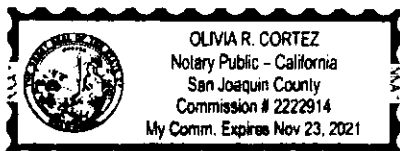
County of SAN JOAQUIN }

On OCTOBER 20, 2020 before me, Olivia R. Cortez, Notary Public  
Date Here Insert Name and Title of the Officer

personally appeared Patrick R. Leal

Name(s) of Signer(s)

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

Signature of Notary Public

Place Notary Seal and/or Stamp Above

**OPTIONAL**

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**

Title or Type of Document: Oregon quit claim deed

Document Date: 10/20/2020 date signed Number of Pages: 3

Signer(s) Other Than Named Above: N/A

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: Patrick R. Leal

- ☐ Corporate Officer – Title(s): \_\_\_\_\_  
☐ Partner – ☐ Limited ☐ General  
☒ Individual ☐ Attorney in Fact  
☐ Trustee ☐ Guardian or Conservator

☐ Other: \_\_\_\_\_

Signer is Representing: \_\_\_\_\_

Signer's Name: N/A

- ☐ Corporate Officer – Title(s): \_\_\_\_\_  
☐ Partner – ☐ Limited ☐ General  
☐ Individual ☐ Attorney in Fact  
☐ Trustee ☐ Guardian or Conservator

☐ Other: \_\_\_\_\_

Signer is Representing: \_\_\_\_\_