

2021-001826

Klamath County, Oregon



00273606202100018260030037

02/08/2021 11:02:34 AM

Fee: \$92.00

RECORDING COVER SHEET

ORS 205.234

This cover sheet has been prepared by:

Any error in this cover sheet DOES NOT affect the transaction(s) contained in the instrument itself.

Reference: _____

Please print or type information.

1. AFTER RECORDING RETURN TO –

Required by ORS 205.180(4) & 205.238:

Name: Tatiana Masloff

Address: 1620 Entre Colinas Pl

City, ST Zip: Pomona, CA 91768

2. TITLE(S) OF THE TRANSACTION(S) – Required by ORS 205.234(1)(a)

Note: "Transaction" means any action required or permitted by law to be recorded, including, but not limited to, any transfer, encumbrance or release affecting title to or an interest in real property. Enter descriptive title for the instrument:

Document Title(s): Quit Claim Deed

3. DIRECT PARTY / GRANTOR Names and Addresses – Required by ORS 205.234(1)(b)

for Conveyances list Seller; for Mortgages/Liens list Borrower/Debtor

Grantor Name: Maria M. Masloff

Grantor Name: _____

4. INDIRECT PARTY / GRANTEE Names and Addresses – Required by ORS 205.234(1)(b)

for Conveyances list Buyer; for Mortgages/Liens list Beneficiary/Lender/Creditor

Grantee Name: Tanya Masloff aka Tatiana

Grantee Name: _____

5. For an instrument conveying or contracting to convey fee title, the information required by ORS 93.260:

UNTIL A CHANGE IS REQUESTED, ALL TAX STATEMENTS SHALL BE SENT TO THE FOLLOWING ADDRESS:

Name: Tatiana Masloff

Address: 1620 Entre Colinas Pl

City, ST Zip: Pomona, CA 91768

6. TRUE AND ACTUAL CONSIDERATION – Required by ORS 93.030 for an instrument conveying or contracting to convey fee title or any memorandum of such instrument:

\$ N/A

7. TAX ACCOUNT NUMBER OF THE PROPERTY if the instrument creates a lien or other interest that could be subject to tax foreclosure. – Required by ORS 312.125(4)(b)(B)

Tax Acct. No.: 3107-01600-00700

Rerecorded at the request of the grantor and grantee to correct the legal description previously recorded as Vol M02 and Page 71887

Corrected legal description attached as Exhibit A

AND WHEN RECORDED MAIL THIS DEED AND, UNLESS OTHERWISE SHOWN BELOW, MAIL TAX STATEMENT TO:

NAME TANYA MASLOFF
 STREET ADDRESS 15011 BEAR VALLEY RD #10
 CITY, STATE & ZIP CODE HESPERIA, CA. 92345
 TITLE ORDER NO. _____ ESCROW NO. _____

State of Oregon, County of Klamath
 Recorded 12/11/2002 9:15 a m.
 Vol M02, Pg 71887
 Linda Smith, County Clerk
 Fee \$ 21.00 # of Pgs 1
137th o.p.a.

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

'02 DEC 11 AM 9:15

DOCUMENTARY TRANSFER TAX \$ 0
☐ computed on full value of property conveyed, or
☐ computed on full value less liens and encumbrances remaining at time of sale.

Signature of Declarant or Agent Determining Tax _____ Firm Name _____

MASLOFF MARIA M.

the undersigned grantor(s), for a valuable consideration, receipt of which is hereby acknowledged, do hereby remise, release and forever quitclaim to TANYA MASLOFF (AKA: TATIANA) ALL MY INTEREST
 the following described real property in the City of _____, County of KLAMATH, State of OR:

TWP 31 RNGE 7, BLOCK SEC. 16, TRACT
 S2NE4NE4SW4 LY W OF HWY E 50'
 SE4NW4NE4SW4, ACRES 3.05

Assessor's parcel No. R-3107-01600-00700-000Executed on Dec. 9, 2002 at HESPERIA CALIFORNIASTATE OF CaliforniaCOUNTY OF San BernardinoOn 12-9-02 before me, Darlene E. Payne, Notary Public

personally appeared Maria M. Masloff personally known to me (or 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.

WITNESS my hand and official seal.

Darlene E. Payne
 (SIGNATURE OF NOTARY) (SEAL)



MAIL TAX STATEMENTS TO: TANYA MASLOFF
15011 BEAR VALLEY RD #10, HESPERIA, CA 92345

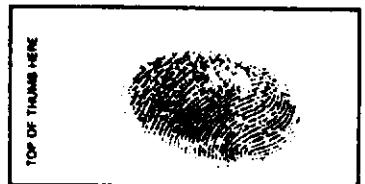
Before you use this form, fill in all blanks, and make whatever changes are appropriate and necessary to your particular transaction. Consult a lawyer if you doubt the form's fitness for your purpose and use. Wolcotts makes no representation or warranty, express or implied, with respect to the merchantability or fitness of this form for an intended use or purpose.

WOLCOTTS FORM 790 1994 WOLCOTTS FORMS, INC.
 QUITCLAIM DEED Rev. 3-94b (price class 3A)



7 67775 39790 1

RIGHT THUMBPRINT (Optional)



CAPACITY CLAIMED BY SIGNER(S)

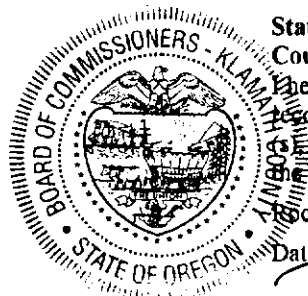
☐ INDIVIDUAL(S)☐ CORPORATE

OFFICER(S) _____

☐ LIMITED☐ PARTNER(S) ☐ GENERAL☐ ATTORNEY IN FACT☐ TRUSTEE(S)☐ GUARDIAN/CONSERVATOR☐ OTHER: _____

SIGNER IS REPRESENTING:

(Name of Person(s) or Entity(ies))

21, 137th o.p.a.State of Oregon
County of Klamath

hereby certify that instrument #2002-071887,
 recorded on 12/11/2002, consisting of 1 page
 is a correct copy as it appears on record at
 the Klamath County Clerk's office.

Michelle Long, Klamath County Clerk

Date: January 25th, 2021

Paula Harris
 Paula Harris

1967/50

State of Oregon, County of Klamath

M05-62448

08/22/2005 01:48:09 PM

Of Pages 1

Fee: \$21.00

KNOW ALL MEN BY THESE PRESENTS, That

Keith W. Dodd & Lila M. Dodd, husband & wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Alex A. Masloff & Marie M. Masloff, husband & wife

hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

That portion of the S $\frac{1}{2}$ NE $\frac{1}{4}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$ Section 16, Township 31S, Range 7 E.W.M lying West of State Highway 232;The East 50 feet of the SE $\frac{1}{4}$ NE $\frac{1}{4}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$ Section 16 Township 31S, Range 7 E.W.M.A 1/50th undivided interest in the NE $\frac{1}{2}$ SW $\frac{1}{4}$ NW $\frac{1}{4}$; NW $\frac{1}{4}$ SE $\frac{1}{4}$ NW $\frac{1}{4}$; NE $\frac{1}{2}$ SW $\frac{1}{4}$ SE $\frac{1}{4}$ NW $\frac{1}{4}$; SW $\frac{1}{4}$ SW $\frac{1}{4}$ SE $\frac{1}{4}$ NW $\frac{1}{4}$ Section 16, T31S, R7 E.W.M. the NE $\frac{1}{4}$ SE $\frac{1}{4}$ NE $\frac{1}{4}$ Section 17, T31S, R7 E.W.M.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances

SUBJECT TO: Acreage and use limitations under provisions of the United States Statutes and regulations issued thereunder; All contracts, water rights, proceedings, taxes and assessments relating to irrigation, drainage and/or reclamation of said lands, and all rights of way for roads, ditches, canals and conduits if any there may be; Rights of the public in and to any portion of said premises lying within the limits of roads and highways.

and that grantor will warrant and forever defend the above granted premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$19,000

⑥ However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which).⑥

In construing this deed and where the context so requires, the singular includes the plural.

WITNESS grantor's hand this 18 day of July, 1973.

Keith W. Dodd
Lila M. Dodd

STATE OF OREGON, County of Multnomah

ss.

Personally appeared the above named Keith W. Dodd & Lila M. Dodd

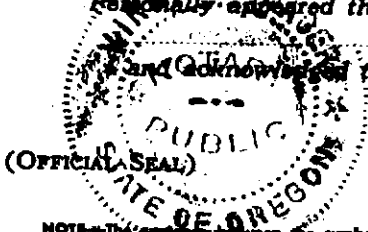
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and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: Virginia Weber

Notary Public for Oregon

My commission expires 12-7-76



NOTE—The symbols between the symbols ①, if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

WARRANTY DEED

STATE OF OREGON