

Returned at Counter

Prepared By:
Doris G. Mugavero

Mail Tax Statements TO:
Christopher R. Larson
After Recording Return To:
24180 Meadow Lane
Sprague River, Oregon 97639

2021-004160
Klamath County, Oregon



00276259202100041600030031

03/19/2021 01:01:29 PM

Fee: \$92.00

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

On March 08, 2021 THE GRANTOR(S),

- Doris G. Mugavero, a single person,

for and in consideration of: \$9,000.00 and/or other good and valuable consideration conveys, releases and quitclaims to the GRANTEE(S):

- Christopher R, Larson, a single person, residing at 24180 Meadow Lane, Sprague River, Klamath County, Oregon 97639

the following described real estate, situated in an unincorporated area in the County of Klamath, State of Oregon

Legal Description:

Section 14: West 1/2 of West 1/2 of Government Lot #22, excepting therefrom the northerly 120 feet. (4.09 acres)

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: Map: 3610-014CA-02400

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Christopher R. Larson
24180 Meadow Lane
Sprague River, Oregon 97639

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: 3/11/2021

Doris G. Mugavero

Doris G. Mugavero
1111 Greenbush Lane
Vista, California, 92084

A notary public or other officer completing this certificate verifies only the identity of the individual(s) 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 DIEGO

On 03/11/2021 before me, Michelle Nary ; notary public, personally appeared Doris G. Mugavero, 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.

Michelle Nary (Notary Seal)
Signature of Notary Public

