



00278185202100059240010010

04/20/2021 09:03:20 AM

Fee: \$82.00

Returned at Counter

**After Recording, Return To:**

Charlene Clymer and Chris Jensen  
1926 Sargent Avenue  
Klamath Falls, OR 97601

**Mail Tax Statements To:**

Charlene Clymer and Chris Jensen  
1926 Sargent Avenue  
Klamath Falls, OR 97601

## QUITCLAIM DEED

(ORS §93.110)

CHARLENE CLYMER, the GRANTOR, HEREBY RELEASE AND QUITCLAIM TO

CHARLENE CLYMER and CHRIS WAYNE JENSEN, the GRANTEES, with rights of survivorship and not as tenants in common, all of THE FOLLOWING described real property located in the County of Klamath, State of Oregon:

Lots 5 and 6 in Block 25 of Second Addition to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

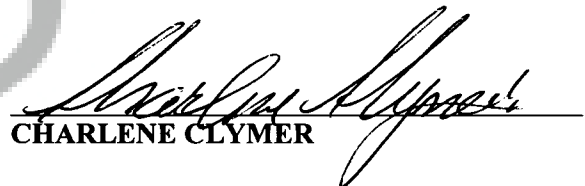
More commonly known as 1926 Sargent Avenue, Klamath Falls, Oregon.

The true consideration for this conveyance is \$0 ("None").

The then-acting Trustee has the power and authority to encumber or otherwise to manage and dispose of the hereinabove described real property; including, but not limited to, the power to convey.

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, 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 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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated this 19<sup>th</sup> day of April, 2021.

  
CHARLENE CLYMER

STATE OF OREGON

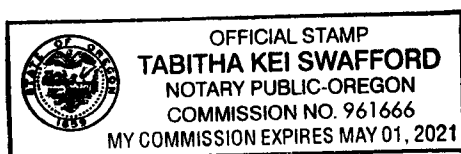
)

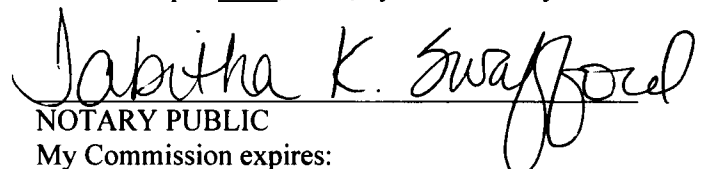
) ss.

COUNTY OF Klamath

)

The foregoing instrument was acknowledged before me on this April 19, 2021, by Charlene Clymer



  
NOTARY PUBLIC  
My Commission expires: