

Unisource

2021-007108

Klamath County, Oregon

05/07/2021 08:07:01 AM

Fee: \$87.00

Space reserved

Return to: 2530 Red Hill Ave,
Suite 110, Santa Ana, CA 92705
Grantor:

Steve Wilcox
4220 Frieda Avenue
Klamath Falls, OR 97603

Grantees:

Steve Wilcox
Criselda Wilcox
4220 Frieda Avenue
Klamath Falls, OR 97603

After recording, return to:

Steve Wilcox
Criselda Wilcox
4220 Frieda Avenue
Klamath Falls, OR 97603

**Until a change is requested all tax statements
shall be sent to the following address:**
4220 Frieda Avenue, Klamath Falls, OR 97603

QUITCLAIM DEED

STEVE WILCOX, GRANTOR, releases and quitclaims to STEVE WILCOX and CRISELDA WILCOX, husband and wife GRANTEEES, all right, title and interest in and to the following described real property:

**THE EAST 75 FEET OF THE WEST 171 FEET OF LOT 8, EMPIRE TRACTS,
ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF
THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.**

SUBJECT TO ALL MATTERS OF RECORD.

Property Address: 4220 Frieda Avenue, Klamath Falls, OR 97603
Tax Account No.: 447788
Map/Tax Lot No.: _____

The true consideration for this conveyance is \$ 10.00.

Prior reference: Deed from Aaron Powless, an individual to Steve Wilcox, an individual, recorded October 8, 2007, Doc# 2007-017467.

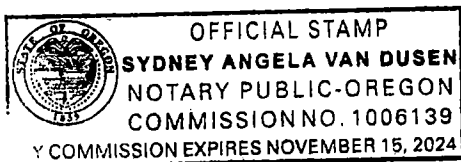
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSONS RIGHTS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use 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.

DATED this 20 day of April, 2021.

Steve W. Wilcox
STEVE WILCOX

STATE OF OREGON
COUNTY OF Clatsop

This instrument was acknowledged before me on April 20 2021 (date) 2021 by STEVE WILCOX.



Sydney A Van Dusen
Notary Public

Sydney A Van Dusen
Print Name

My Commission Expires: 11/15/2024