

Prepared By:

Mr. Jeffrey A. Ruiz

881 Lori Ave.

Sunnyvale, California 94086

After Recording Return To:

Mr. Jeff A. Ruiz

881 Lori Ave

Sunnyvale, California 94086

Mail Subsequent Tax Bills To:

Jeff A Ruiz

881 Lori Ave

Sunnyvale, California 94086

2021-007497

Klamath County, Oregon



00279913202100074970030036

05/11/2021 09:43:25 AM

Fee: \$92.00

**TAX PARCEL ID #: R3407-027B0-
00300**

QUIT CLAIM DEED

BE IT KNOWN BY ALL, that Ms. Anne V. Ruiz, ("Grantor") whose address is 727 Madrone Ln, Alta, California 95701, hereby **REMISES, RELEASES AND FOREVER QUITCLAIMS TO** Mr. Jeffrey A. Ruiz ("Grantee"), whose address is 881 Lori Ave, Sunnyvale, California 94086, all right, title, interest and claim to the following real estate property located at 300 Brook Trout Ln in the City/Township of Chiloquin, located in the County of Klamath and State of Oregon and ZIP code of 97624, to-wit:

Property having Lot No.00300, with the Section No.34S07E22CC, and having the following description: Situated in Klamath County and State of Oregon, as follows: The S1/2 NE1/4 NW1/4 NW1/4 of Section 27, Township 34 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon..

FOR VALUABLE CONSIDERATION, in the amount of \$10.00 dollars, given in hand, and for other good and valuable consideration the receipt and sufficiency of which is hereby acknowledged.

BE IT FURTHER KNOWN, that this transfer shall be effective as of 04/15/2021, and that the Grantor makes no promises as to ownership of title to the above-referenced Property, but simply agrees to transfers whatever interest the Grantor has in it to the Grantee.

TO HAVE AND TO HOLD all of Grantor's right, title and interest in and to the above described Property is hereby transferred unto the Grantee, Grantee's heirs, administrators, executors, successors and/or assigns forever; so that neither Grantor nor Grantor's heirs, administrators, executors, successors and/or assigns shall have, claim or demand any right or title to the aforesaid property, premises or appurtenances or any party thereof.

Ms Anne V. Ruiz 4-2-21
(Grantor's Signature)

Ms. Anne V. Ruiz
(Grantor's Printed Name)

Mr. Jeffrey A. Ruiz 4-2-21
(Grantee's Signature)

Mr. Jeffrey A. Ruiz
(Grantee's Printed Name)

Signed in our presence:

Nicholas John Ruiz 4-2-21
(Witness #1 Signature)
Nicholas John Ruiz
(FIRST WITNESS NAME TYPED)

Scott Saunders
(Witness #2 Signature)
Scott Saunders
(SECOND WITNESS NAME TYPED)

Grantee's Address:

Mr. Jeffrey A. Ruiz
881 Lori Ave
Sunnyvale, California 94086

Mail Subsequent Tax Bills To:

Jeffrey A Ruiz
881 Lori Ave
Sunnyvale, California 94086

Grantor's Address:

Ms. Anne V. Ruiz
727 Madrone Ln
Alta, California 95701

STATE OF ~~OREGON~~

COUNTY OF ~~KLAMATH~~

California

Placer

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SS.

The foregoing Quit Claim Deed was acknowledged before me on April 2, 2021 by Ms. Anne V. Ruiz, who is personally known to me or who has produced a valid driver's license and/or passport as identification, and such individual(s) having executed aforementioned instrument of his/her/their free and voluntary act and deed.

IN WITNESS THEREOF, to this Quit Claim Deed, I set my hand and seal.

Signed, sealed and delivered in the presence of:

D.M. Saunders

(Signature of Notary)

Dena M. Saunders

(Printed Notary Name)

My Commission expires: January 27, 2024

