

2021-008419
Klamath County, Oregon



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Fee: \$82.00

This Document Prepared By:

KAREN OAKES
Oakes Law Offices, PC
6502 South 6th Street
Klamath Falls, Oregon 97603
541-273-1650

**After Recording, Return and
Mail Tax Statements To:**

Adam and Michelle Branson
5550 Summerfield Way
Klamath Falls, OR 97603

QUITCLAIM DEED

FOR VALUABLE CONSIDERATION, ADAM TYLER BRANSON, the GRANTOR, hereby conveys and quitclaims to ADAM TYLER BRANSON and MICHELLE RUTHIE-ANN BRANSON, the GRANTEEES, husband and wife, not as tenants in common but as joint tenants with rights of survivorship, THE FOLLOWING described real property located in the County of Klamath, State of **Oregon**:

Lots 17, 18, Tract 1456-Summerfield Residential Community, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

More commonly known as 5550 Summerfield Way, Klamath Falls, OR 97603

Assessor's Parcel Number/Account: 3909-014AA-09600/ 894246

SUBJECT TO the Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements that are now of record, if any.

The actual consideration for this conveyance is \$0.

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 26 day of May, 2021.


ADAM TYLER BRANSON

STATE OF OREGON

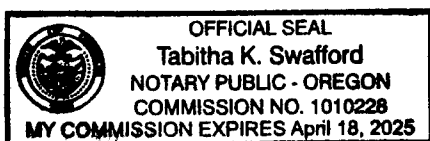
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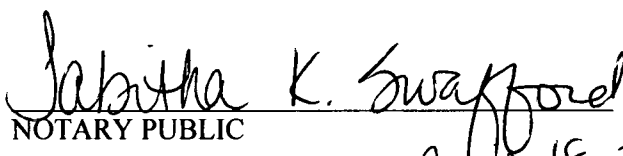
) ss.

COUNTY OF KLAMATH

)

The foregoing instrument was acknowledged before me on this May 26, 2021, by ADAM TYLER BRANSON.




NOTARY PUBLIC
my commission exp - April 18, 2025