

Record and Return to:
Fidelity National Title Group
6500 Pinecrest Drive, Suite 600
Plano, TX 75024

2021-009564

Klamath County, Oregon

06/18/2021 08:08:00 AM

Fee: \$87.00

RECORDATION REREQUESTED BY/RETURN TO:
PRIORITY TITLE & ESCROW
POST CLOSING
641 LYNNHAVEN PKWY, STE 200
VIRGINIA BEACH, VA 23452

SEND TAX NOTICES TO:
CYNTHIA ALLEN
4190 BRISTOL COURT
KLAMATH FALLS, OR 97603

PRT-032115296

QUITCLAIM DEED

THIS QUITCLAIM DEED, Executed this 6th day of June 2021, by first party
CINDY'S NEST EGG, LLC, AN OREGON LIMITED LIABILITY COMPANY, to second party,
CYNTHIA ALLEN.

WITNESSETH, That the said first party, for good consideration in the amount of \$1.00 paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise and quitclaim unto the said second party forever, all the right, title interest and claim which the said first party has in and to the following described parcel of land, and improvements and, appurtenances thereto in the City of KLAMATH FALLS, County of KLAMATH, State of Oregon, to wit:

A parcel of land situated in the SW1/4 of Section 11, Township 39 South, Range 9 East of the Willamette Meridian, and more particularly described as follows: Beginning at a point on the South line of Bristol Avenue which is North 89°32'55" East a distance of 1356.15 feet and South 0°27'05" East a distance of 30.0 feet from the Northwest corner of the S1/2S1/2N1/2SW1/4 of said Section 11, thence continuing South 0°27'05" East parallel to the West line of The Meadows a distance of 145.0 feet to a point, thence South 89°32'55" West, parallel with the South line of Bristol Avenue, a distance of 100.00 feet to a point, thence North 0°27'05" West, parallel with the West line of The Meadows, a distance of 145.0 feet to a point on the South line of Bristol Avenue; thence North 89°32'55" East along said South line a distance of 100.0 feet to the point of beginning.

APN: R553993

Property Address: 4190 BRISTOL COURT, KLAMATH FALLS, OR 97603

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: 6-7-21

CINDY'S NEST EGG, LLC, AN OREGON LIMITED LIABILITY COMPANY

By: Cynthia Allen By: _____
Its: President Its: _____

STATE OF OR)
COUNTY OF Harney) SS.

This instrument was acknowledged before me on 6/7/2021 by
Cynthia Allen of CINDY'S NEST EGG, LLC, AN
OREGON LIMITED LIABILITY COMPANY, its
President

Dated: 6/7/2021

(Seal/Stamp)

[Signature]
Notary Public
My Appointment Expires: 12/22/24

