

2021-009907

Klamath County, Oregon

06/24/2021 03:21:00 PM

Fee: \$97.00

COVER PAGE FOR OREGON DEEDS

Grantor: WNJ Divisions, LLC, an Oregon limited liability company

Grantor's Mailing Address: 5434 Northwood Court, Klamath Falls, Oregon 97603

Grantee: David Williams

Grantees Mailing Address: 5434 Northwood Court, Klamath Falls, Oregon 97603

Type of Document to be Recorded: QUITCLAIM DEED

Consideration: The true consideration for this conveyance is: OTHER VALUE WAS THE WHOLE CONSIDERATION

Prior Recorded Document Reference: Deed: Recorded December 18, 2019; Doc. No. 2019-014677

Situs Address: 1819 Modoc Street
Klamath Falls, Oregon 97601

Tax Account Number: 3809-029BC-04700

Until a change is requested, all Tax Statements shall be sent to the following address:

David Williams
5434 Northwood Court
Klamath Falls, OR 97603

After Recording Return To:

David Williams
5434 Northwood Court
Klamath Falls, OR 97603

Prepared By:

Leila H. Hale, Esq.
9041 S. Pecos Road #3900
Henderson, NV 89074
Phone: 702-736-6400

Reference No. 451420

QUITCLAIM DEED

TITLE OF DOCUMENT

WNJ Divisions, LLC, an Oregon limited liability company, Grantor, releases and quitclaims to **David Williams**, Grantee, all right title and interest in and to the following described real property, situated in the County of **Klamath**, State of **Oregon**:

LOT 6, BLOCK 67 OF BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE TO THE OFFICE OF THE COUNTY CLERK, KLAMATH COUNTY, OREGON.

Tax Account No.: **3809-029BC-04700**

Prior Recorded Document Reference: **Deed**: Recorded **December 18, 2019**; Doc. No. **2019-014677**

Subject To: 1. Taxes for the Current fiscal year, paid current
 2. Restrictions, Conditions, Covenants, Rights, Rights of Way and Easements
 now of Record, if any

The true consideration for this conveyance is: OTHER VALUE WAS THE WHOLE CONSIDERATION

Dated this 2nd day of April, 2021. If a corporate grantor, it has caused its name to be signed by order of its Board of Directors.

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.



Officer of WNJ Divisions, LLC, an Oregon limited liability company

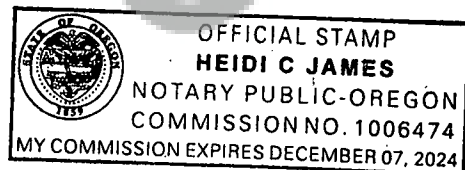
Printed Name & Title David Williams Officer

STATE OF Oregon }

COUNTY OF Klamath } ss

This instrument was acknowledged before me on this 2nd day of April, 2021,
By David Williams, as Officer of
WNJ Divisions, LLC, an Oregon limited liability company, a limited liability company organized
and operating under the laws of the State of Oregon, on behalf of the limited liability
company.

NOTARY STAMP/SEAL



Before Me: 
NOTARY PUBLIC - STATE OF Oregon
My Commission Expires: 12/07/2024

Exhibit "A"

Real property in the City of **KLAMATH FALLS**, County of **Klamath**, State of **Oregon**, described as follows:

LOT 6, BLOCK 67 OF BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE TO THE OFFICE OF THE COUNTY CLERK, KLAMATH COUNTY, OREGON.

Commonly known as: 1819 MODOC STREET, KLAMATH FALLS, OR 97601

APN #: **3809-029BC-04700**

Unofficial
Copy