

2021-010501
Klamath County, Oregon



07/06/2021 02:47:27 PM

Fee: \$82.00

This Document Prepared By:

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

Cecily B. Abellera and Dorine Lara
c/o Rafael and Priscilla Ramirez
77 Nancy Street
Camarillo, CA 93010

QUITCLAIM DEED

FOR VALUABLE CONSIDERATION, RAFAEL E. RAMIREZ AND PRISCILLA A. RAMIREZ, the GRANTOR, hereby conveys and quitclaim to CECILY B. ABELLERA and DORINE L. LARA, the GRANTEES, as tenants in common, THE FOLLOWING described real property located in the County of Klamath, State of Oregon:

Lots 13 and 14, Block 4, Oregon Shores Subdivision Tract 1053, as shown on the Map filed On October 3, 1973, in Volume 20, Pages 21 and 22 of Maps in the office of the county recorder of said county.

Assessor's Parcel Number/Account Lot 13: 3507-006DB-04300/ 229069


Assessor's Parcel Number/Account Lot 14: 3507-006DB-04400/ 229078

SUBJECT TO the Restrictions, Conditions, Covenants, Rights, Rights of Way, ad 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.

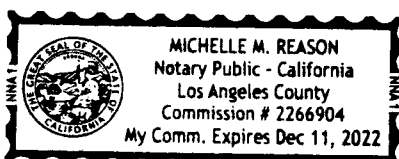
Dated this 23 day of June 2021.



RAFAEL E. RAMIREZ


PRISCILLA A. RAMIREZ

STATE OF CALIFORNIA)
) ss.
COUNTY OF Ventura)

The foregoing instrument was acknowledged before me on this 23rd of June, 2021, by RAFAEL E. RAMIREZ AND PRISCILLA A. RAMIREZ.




NOTARY PUBLIC
My Commission Expires: Dec. 11, 2022