

2021-011088

Klamath County, Oregon



00284051202100110880030039

07/19/2021 12:15:04 PM

Fee: \$92.00

Prepared By

Name: Bonnie Madrid & Billy CudaAddress: 865 Murphy RdMedfordState: Oregon Zip Code: 97524After Recording Return To Tax statementsName: Jonathan & April GarciaAddress: 466 Phyllis DrEagle PointState: OR Zip Code: 97524

Returned at Counter

Space Above This Line for Recorder's Use

OREGON QUIT CLAIM DEED

STATE OF OREGON

COUNTY OF Klamath

KNOW ALL MEN BY THESE PRESENTS, That Bonnie Madrid & Billy Cuda, a Jackson person, residing at 865 Murphy Rd, County of Medford, City of Medford, State of Oregon (hereinafter known as the "Grantor(s)") hereby releases and quitclaims to Jonathan and April Garcia, a Jackson Persons, residing at 466 Phyllis Dr, County of Jackson, City of Eagle Point, State of Oregon (hereinafter known as the "Grantees(s)") for the sum of \$10,000 - ten thousand dollars & no more (\$ 10,000 -) and releases all the rights, title, interest, and claim in or to the following described real estate, situated in the County of Klamath, Oregon to-wit:

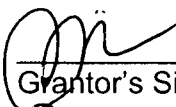
lot 23 on Drews Rd. Sprague River Oregonlot 23 in Block 48 4th Addition to Nimrod RiverPark, according to official plat thereof on file in theOffice of county clerk of Klamath County Oregon

To have and to hold, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever for the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

R-3611-00830-04300-000 ACCT IF R347306



"BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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 (Definitions for ORS 92.010 to 92.192) OR 215.010 (Definitions), 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 (Definitions for ORS 30.930 to 30.947), AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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."

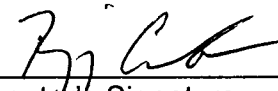


Grantor's Signature
Bonnie Madrid.

Grantor's Name
865 Murphy Rd.

Address
Medford OR 97504

City, State & Zip



Grantor's Signature
Billy Cuda

Grantor's Name
865 MURPHY RD

Address
MEDFORD OR 97504

City, State & Zip

STATE OF OREGON)

COUNTY OF Klamath)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Bonnie Madrid & Billy Cude whose names are signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they, executed the same voluntarily on the day the same bears date.

Given under my hand this 19th day of July, 2021.

Lisa M. Kessler
Notary Public



My Commission Expires: December 19, 2022

