

2021-011429
Klamath County, Oregon



07/26/2021 11:42:08 AM

Fee: \$87.00

Returned at Counter

AFTER RECORDING RETURN TO:

John McNamara
837 Lakeshore Dr.
Klamath Falls, OR 97601

SEND TAX STATEMENTS TO:

John McNamara
837 Lakeshore Dr.
Klamath Falls, OR 97601

QUIT CLAIM DEED

BE IT KNOWN BY ALL, that Teresa M. McNamara ("Grantor"), releases and quitclaims to John F. McNamara ("Grantee"), all right, title, interest and claim to the following described real property commonly known as 837 Lakeshore Dr., Klamath Falls, Oregon, 97601, situated in the County of Klamath, State of Oregon, to-wit:

Parcel 1 of Land Partition 105-06, being a replat of Lot 8 of "LAKESHORE GARDENS", situated in the NE ¼ SE ¼ of Section 25, Township 38 South, Range 8 East, Willamette Meridian, Klamath County, Oregon

FOR A VALUABLE CONSIDERATION, in that this transfer is part of a settlement pursuant to the Stipulated General Judgment of Dissolution of Marriage, Klamath County Circuit Court Case No. 21DR09943, State of Oregon, that is hereby acknowledged.

ORS 93.040

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.

FOR A VALUABLE CONSIDERATION, in that this transfer is part of a settlement pursuant to the Stipulated General Judgment of Dissolution of Marriage, Klamath County Circuit Court Case No. 21DR09943, State of Oregon, that is hereby acknowledged.

TO HAVE AND TO HOLD all of Grantor's right, title and interest in and to the above described property unto the said Grantee, Grantee's heirs, administrators, executors, successors and/or assigns forever; so that neither Grantor nor Grantor's heirs, administrators, executors, successors and/or assigns shall have, claim or demand any right or title to the aforesaid property, premises or appurtenances or any party thereof.

Dated this 26 day of July, 2021

Teresa M. McNamara
Teresa M. McNamara, Grantor

STATE OF OREGON)
) ss.
County of Klamath)

Subscribed and sworn to before me this 06 day of July, 2021, by Teresa M. McNamara.

D 2 3
Notary Public for Oregon
My commission expires:

10/10/23

