

**2021-012296**

Klamath County, Oregon



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08/11/2021 02:26:13 PM

Fee: \$102.00

**RECORDING COVER SHEET**

This cover sheet was prepared by the person presenting the instrument for recording. The information on this sheet is a reflection of the attached instrument and was added for the purpose of meeting the first-page recording requirements in the State of Oregon, ORS 205.234, and does NOT affect the instrument.

**AFTER RECORDING RETURN TO:**

Roger A Stevens  
1085 N 5th Ave.  
Gold Hill, Oregon 97525

**MAIL TAX STATEMENTS TO:**

Roger A Stevens  
1085 N 5th Ave.  
Gold Hill, Oregon 97525

Space Above for Recorder's Use

**TITLE(S) OF THE TRANSACTION(S) ORS 205.234(A)**

Quitclaim Deed

**DIRECT PARTY / GRANTOR(S) ORS 205.125(1)(b) and 205.160**

Roger Allen Stevens, an unmarried man, with an address of 1085 N 5th Ave., Gold Hill, Oregon 97525 and Gwyn Ellen Stevens, an unmarried woman, with an address of 70200 Dillon Rd Unit 84, Desert Hot Springs, California 92241

**INDIRECT PARTY / GRANTEE(S) ORS 205.125(1)(a) and 205.160**

Roger Allen Stevens, an unmarried man, with an address of 1085 N 5th Ave., Gold Hill, Oregon 97525

**TRUE AND ACTUAL CONSIDERATION ORS 205.125(1)(a) and 205.160**

The true and actual consideration for this conveyance is: The division of property upon divorce of the parties to this Quitclaim Deed (\$0.00)

**INSTRUMENT PREPARED BY:**

Roger A Stevens  
1085 N 5th Ave.  
Gold Hill, Oregon 97525

**RETURN INSTRUMENT TO:**

Roger A Stevens  
1085 N 5th Ave.  
Gold Hill, Oregon 97525

**MAIL TAX STATEMENTS TO:**

Roger A Stevens  
1085 N 5th Ave.  
Gold Hill, Oregon 97525

Space Above for Recorder's Use

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**QUITCLAIM DEED**

(O.R.S. § 93.865)

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Roger Allen Stevens, an unmarried man, with an address of 1085 N 5th Ave., Gold Hill, Oregon 97525 and Gwyn Ellen Stevens, an unmarried woman, with an address of 70200 Dillon Rd Unit 84, Desert Hot Springs, California 92241, Grantors, hereby release and quitclaim to Roger Allen Stevens, an unmarried man, with an address of 1085 N 5th Ave., Gold Hill, Oregon 97525, Grantee, the following described real property located in Klamath County, Oregon (the "Property"):

All of Lot 6 and Southwesterly 62 feet of Lots 7 and 8, Block 20 of Industrial Addition to the City of Klamath Falls, according to the official plat thereof on file in the office the the county Clerk of Klamath County

Property Address: 429 Martin St. Klamath Falls, OR 97601

The true and actual consideration for this conveyance is: The division of property upon divorce of the parties to this Quitclaim Deed (\$0.00)

This Quitclaim Deed is made to divide the property of the parties hereto pursuant to the Entry of Judgment of the Superior Court of California, County of Riverside, FLIN1902304, dated July 21, 2021.

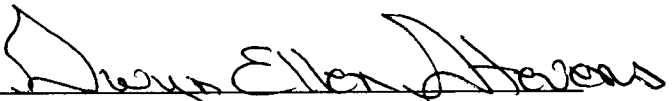
Statement Required by O.R.S. § 93.040(1): BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 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.

Signed by the Grantors, Roger Allen Stevens and Gwyn Ellen Stevens, on \_\_\_\_\_, 2021.

July 30, 2021 <sup>RA</sup>



Roger Allen Stevens

  
Gwyn Ellen Stevens

STATE OF CALIFORNIA

CITY/COUNTY OF \_\_\_\_\_

On the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, personally appeared before me Roger Allen Stevens, who declared the foregoing instrument to be his voluntary act and deed.

\_\_\_\_\_  
NOTARY PUBLIC

~~STATE OF CALIFORNIA~~

~~CITY/COUNTY OF \_\_\_\_\_~~

~~On the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, personally appeared before me Gwyn Ellen Stevens, who declared the foregoing instrument to be her voluntary act and deed.~~

~~\_\_\_\_\_  
NOTARY PUBLIC~~

SEE ATTACHED

## ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California  
County of Riverside

On 08/04/2021 before me, Alejandro Wesaw - Notary Public  
(insert name and title of the officer)

personally appeared Gwen Ellen Stevens,  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature 

(Seal)

