

2021-014325

Klamath County, Oregon



00287752202100143250040044

09/20/2021 02:57:52 PM

Fee: \$97.00

**Prepared By:**

Roy R. Juarez Jr

& Marline Juarez

2365 Hwy 26

Valley Springs, CA. 95252

After Recording Return To: AND TAX STATEMENT  
Rosemary Bradley

3498 Ivy Street

San Diego, CA 92104

TAX PARCEL ID #:

R-3811-015B0-00100-000

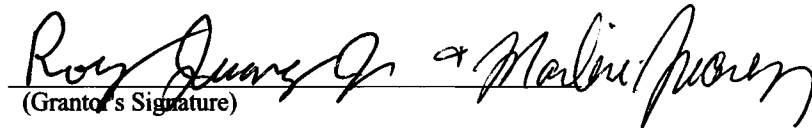
## QUIT CLAIM DEED

**BE IT KNOWN BY ALL**, that Roy R. Juarez Jr. & Marline Juarez,  
("Grantor"), a sellor & sellor whose address is  
2365 HWY 26, Valley Springs, California  
95252, **TO** Rosemary Bradley,  
("Grantee"), whose address is 3498 Ivy Street, San Diego,  
California 92104, all right, title, interest and claim to the  
following real estate property located at Klamath Falls Forest Estates Hwy 86 Plat #2, block 40, Lot 6 in the City/Township of  
Bonanza, located in the County of Klamath and State of  
Oregon and ZIP code of 97623, to-wit:

Property having Lot No. Lot 6, with the Section No.  
Block 49, and property beginning at Klamath Falls Forest Estates Hwy 86 Plat #2.

**FOR A VALUABLE CONSIDERATION**, in the amount of \$10.00 dollars, given in hand and other  
good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged as of  
9/10/21.

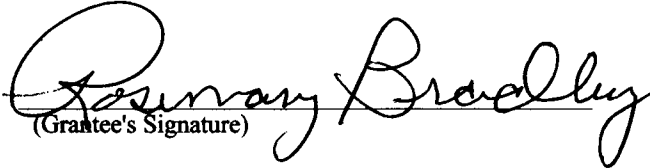
**TO HAVE AND TO HOLD** all of Grantor's right, title and interest in and to the above described property unto the said Grantee, Grantee's heirs, administrators, executors, successors and/or assigns forever; so that neither Grantor nor Grantor's heirs, administrators, executors, successors and/or assigns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

  
(Grantor's Signature)

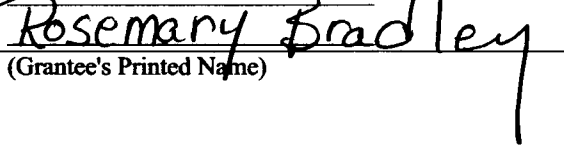
Roy R. Juarez Jr. \_\_\_\_\_

& Marline Juarez \_\_\_\_\_

(Grantor's Printed Name)

  
(Grantee's Signature)

Rosemary Bradley

  
(Grantee's Printed Name)

Signed in our presence:

\_\_\_\_\_  
(Witness #1 Signature)

\_\_\_\_\_  
(Witness #2 Signature)

\_\_\_\_\_  
(FIRST WITNESS NAME TYPED)

\_\_\_\_\_  
(SECOND WITNESS NAME TYPED)

**Grantee's Address:**

RoseMary Bradley \_\_\_\_\_

3498 Ivy Street \_\_\_\_\_

San Diego, CA 92104 \_\_\_\_\_

**Grantor's Address:**

Roy R. Juarez Jr. & Marline Juarez \_\_\_\_\_

2365 Hwy 26 \_\_\_\_\_

Valley Springs, CA 95252 \_\_\_\_\_

## 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 Calaveras )

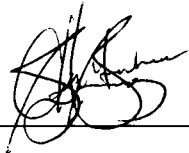
On September 7, 2021 before me, Brian Christopher Benz Notary Public  
(insert name and title of the officer)

personally appeared Roy and Marline Juarez,  
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)



STATE OF California

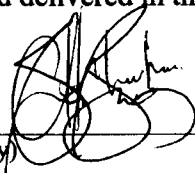
COUNTY OF Calaveras

)  
) SS.  
)

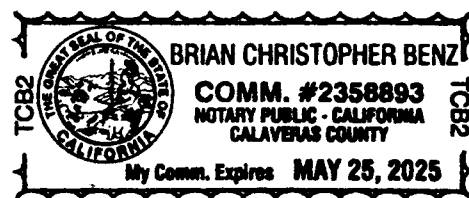
The foregoing Quit Claim Deed was acknowledged before me on September 7, 2021 by Brian Christopher Benz, Notary Public Roy & Marlene Juarez, who personally known to me or who produced a valid driver's license and/or passport as identification, and such individual(s) having executed aforementioned instrument of his/her/their free and voluntary act and deed.

IN WITNESS THEREOF, to this Quit Claim Deed, I set my hand and seal.

Signed, sealed and delivered in the presence of:

  
(Signature of Notary)

Brian Christopher Benz  
(Printed Notary Name)



My Commission expires: 5/25/25