

BLK

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRC

2021-015017

Klamath County, Oregon



00288547202100150170020020

10/05/2021 09:15:33 AM

Fee: \$87.00

SPACE RESERVED
FOR
RECORDER'S USE

JIM + DOROTHEA FAGUNDES
5495 DENVER AVE
KINGSBURG, CA 93631

Tim McDermott
37942 Kugler Way, # 151
Chiloquin, OR 97624

After recording

M Tim McDermott
37942 Kugler Way #151
Chiloquin, OR 97624

Until requested of

TRX

M Tim McDermott
37942 Kugler Way #151
Chiloquin, OR 97624

QUITCLAIM DEED

KNOW ALL BY THESE PRESENTS that JIM + DOROTHEA FAGUNDES TJM
AND/OR

hereinafter called grantor, for the consideration hereinafter stated, does hereby remise, release and forever quitclaim unto
TIM McDERMOTT

hereinafter called grantee, and unto grantee's heirs, successors and assigns, all of the grantor's right, title and interest in that certain
real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in
KLAMATH County, State of Oregon, described as follows (legal description of property):

LOT 13, BLOCK 5, TRACT 1053 - OREGON SHORES, ACCORDING TO OFFICIAL
PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF KLAMATH
COUNTY.

LOT 14, BLOCK 5, TRACT 1053 - OREGON SHORES, ACCORDING TO OFFICIAL
PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF KLAMATH
COUNTY.

SUBJECT TO COVENANTS, CONDITIONS, RESERVATIONS, EASEMENTS, RESTRICTIONS
RIGHTS, RIGHTS OF WAY AND ALL MATTERS APPEARING OF RECORD.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 9000.00 However, the
actual consideration consists of or includes other property or value given or promised which is ☐ part of the ☐ the whole (indicate
which) consideration. The sentence between the symbols " " if not applicable, should be deleted. See ORS 92.020.

In construing this instrument, where the context so requires, the singular includes the plural, and all grammatical changes
shall be made so that this instrument shall apply equally to businesses, other entities and to individuals.

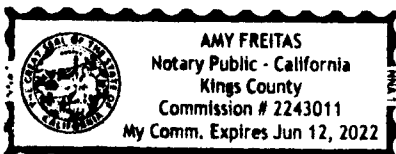
IN WITNESS WHEREOF, grantor has executed this instrument on _____ : any
signature on behalf of a business or other entity is made with the authority of that entity.

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, TO DETER-
MINE 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

STATE OF California, County of KingsThis instrument was acknowledged before me on September 30, 2021by AF Amy Freitas, Notary Public James (Jim) FagundesThis instrument was acknowledged before me on September 30, 2021by Dorothea Fagundes

as _____

of _____



Amy Freitas
Notary Public for California
My commission expires June 12, 2022

CALIFORNIA ACKNOWLEDGMENT

CIVIL CODE § 1189

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

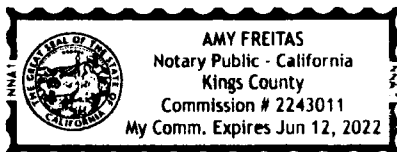
County of Kings }

On September 30, 2021 before me, Amy Freitas, Notary Public
Date Here Insert Name and Title of the Officer
 personally appeared Dorothea Fagundes and James (Jim) Fagundes
Name(s) of Signer(s)

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.



Place Notary Seal and/or Stamp Above

Signature Amy Freitas
Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Quitclaim Deed

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

☐ Corporate Officer – Title(s): _____

☐ Partner – ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

☐ Other: _____

Signer is Representing: _____

Signer's Name: _____

☐ Corporate Officer – Title(s): _____

☐ Partner – ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

☐ Other: _____

Signer is Representing: _____