

After recording return to:  
Bullard and Friedman, LLC  
1 Bainbridge Way  
Bluffton, South Carolina 29910

**2021-016099**  
**Klamath County, Oregon**



00289753202100160990030031

10/25/2021 03:50:19 PM

Fee: \$92.00

Until change is requested all tax  
Statements shall be sent to the  
Following address:  
Ramon and Norma Aguilar  
13761 Proctor Valley Road  
Jamul, California 91935

### **QUITCLAIM DEED**

A/K/A Arcelia Moore *A.M.*

**Arcelia M. Moore**, hereinafter called Grantor, for estate planning purposes only, conveys, releases and quitclaims to the Grantees **Ramon Castrejon Aguilar and Norma Guadalupe Aguilar**, as Joint Tenants with Right of Survivorship, the following described real estate situated in the County of Klamath, State of Oregon:

**Lot 30, Block 30**, First Addition to Klamath Forest Estates as recorded in Klamath County, Oregon

The true consideration for this conveyance is zero (\$0.00).

#### **Subject to:**

All conditions, restrictions, reservations, easements, exceptions, rights and/or rights of way affecting said property.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300 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.

IN WITNESS WHEREOF, the grantor has executed this instrument this 12 day of October, 2021

Arcelia Moore  
Arcelia M. Moore, Personal Representative AKA Arcelia Moore AM  
Of the Estate of Eugene Frederick Moore

~~STATE OF CALIFORNIA )  
)  
COUNTY OF SAN DIEGO )~~

~~I hereby certify that on this \_\_\_\_\_ day of \_\_\_\_\_, 2021, before me, the undersigned Notary Public of the State and County aforesaid, personally appeared Arcelia M. Moore, known to me (or satisfactorily proven) to be the person whose name subscribed to the within Deed, who acknowledged the due execution of the foregoing Deed.~~

~~\_\_\_\_\_  
Notary Public for California  
My Commission Expires \_\_\_\_\_~~

SEE ATTACHED  
CALIFORNIA  
ACKNOWLEDGMENT

## 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 SAN DIEGO

On 10/12/2021 before me, GEORGE MOUAWAD, NOTARY PUBLIC  
(insert name and title of the officer)

personally appeared ARCELIA MOORE,  
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 *George Mouawad* (Seal)

