

2021-018917

Klamath County, Oregon



00292857202100189170040048

12/22/2021 11:15:25 AM

Fee: \$97.00

**Prepared By**

Name: ANDREW MCPHERSON

Address: 2321 VISTA RODEO DR.  
EL CAJON

State: CA Zip Code: 92019

**After Recording Return To**

Name: ANDREW MCPHERSON

Address: 2321 VISTA RODEO DR.  
EL CAJON

State: CA Zip Code: 92019

Space Above This Line for Recorder's Use

**OREGON QUIT CLAIM DEED**

STATE OF OREGON

COUNTY OF KLAMATH

KNOW ALL MEN BY THESE PRESENTS, That KAREN MCPHERSON AKA KAREN TAKEUCHI, a  
SINGLE WOMAN, residing at 12203 CAMINITO MIRA DEL MAR, County of SAN DIEGO, City  
of SAN DIEGO, State of CALIFORNIA (hereinafter known as the  
"Grantor(s)") hereby releases and quitclaims to ANDREW MCPHERSON, a  
SINGLE MAN, residing at 2321 VISTA RODEO DR., County of SAN DIEGO, City  
of EL CAJON, State of CALIFORNIA (hereinafter known as the  
"Grantees(s)") for the sum of ZERO  
(\$0.00) and releases all the rights, title, interest, and claim in or to the  
following described real estate, situated in the County of KLAMATH, Oregon to-wit:

SEE ATTACHED DOCUMENT INCORPORATED HERETO.

**To have and to hold**, the same together with all and singular the appurtenances  
thereunto belonging or in anywise appertaining, and all the estate, right, title, interest,  
lien, equity and claim whatsoever for the said first party, either in law or equity, to the  
only proper use, benefit and behoof of the said second party forever.

"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."

*Karen M. Takeuchi*

Grantor's Signature

KAREN MCPHERSON AKA KAREN TAKEUCHI

Grantor's Name

12203 CAMINITO MIRA DEL MAR

Address

SAN DIEGO, CA 92130

City, State & Zip

Grantor's Signature

Grantor's Name

Address

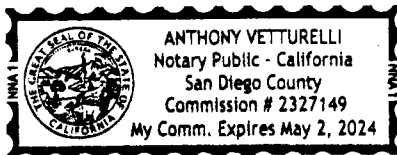
City, State & Zip

STATE OF ~~OREGON~~ California  
COUNTY OF San Diego

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Karen Takeuchi whose names are signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they, executed the same voluntarily on the day the same bears date.

Given under my hand this 9<sup>th</sup> day of November, 2021.

Anthony Vetturilli  
Notary Public



My Commission Expires: May 2 2024

**Lot 7 of Tract 1287, AGENCY LAKE RANCHES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**

**Account No.: 3407-031DO-01200-000 Key No.: 876215**

**SUBJECT TO: Trust Deed recorded in Volume M83, page 59981, Microfilm Records of Klamath County, Oregon, which buyers herein DO NOT agree to assume and pay, and seller shall further hold buyers harmless therefrom.**