

2020-012386

Klamath County, Oregon



00266355202000123860040044

09/28/2020 01:41:42 PM

Fee: \$97.00

Prepared By: |  
Liz Perez |

and TAXES

After Recording Return To: |

~~589 Almond Rd.~~ |

~~San Marcos, California 92078~~ |

1462 N. Twin Oaks Valley Rd.  
San Marcos, CA. 92069

2022-001230

Klamath County, Oregon



00294708202200012300050057

01/31/2022 11:06:18 AM

Fee: \$102.00

SPACE ABOVE THIS LINE FOR RECORDER'S USE

\* This document is being re-recorded at the request of grantee to correct legal description in previously recorded quit claim deed : 2020-012386

## QUITCLAIM DEED

On August 13, 2020, THE GRANTOR(S),

Jalal Ahmadpour and Liz Perez, a formerly married couple who were divorced on July 30, 2020 for and in consideration of \$0.00 and/or other good and valuable consideration conveys, releases and quitclaims to the GRANTEE(S):

Liz Perez, a single person, residing at 589 Almond Rd, San Marcos, in San Diego County, California 92078 the following described bare land, situated in Woodland Park Klamath Falls, in the State of Oregon.

Legal Description: See attached *Exhibit A* and *Exhibit B*

More commonly described as:

LPA

~~APN: Block 6, Lot 7, Map R-3407-015AB-00900-00, Code 148, PCL, 100, 1.01 acres~~

~~Code tax # 148-191269~~

~~Woodland Park \*~~

\* See Exhibit A

Grantor does hereby convey, release and quitclaim all of the Grantor's rights, title, and interest in and to the above described property and premises to the Grantee(s), and to the Grantee(s) heirs and assigns forever, so that neither Grantor(s) nor Grantor's heirs, legal representatives or assigns shall have, claim or demand any right or title to the property, premises, or appurtenances, or any part thereof.

Grantor declares that this transfer is exempt from the documentary transfer tax and that the documentary transfer tax on this transfer is \$0.

Returned at Counter

Grantor further declares this conveyance is made due to the dissolution of marriage by one spouse to the other.

Tax Parcel Number: Block 6, Lot 7, Map: R-3407-015AB-00900-00, Code 148, PCL, 100, 1.01 acres

Mail Tax Statements To:

Liz Perez  
589 Almond Rd, 589 Almond Rd  
San Marcos, California 92078

**[SIGNATURE PAGE FOLLOWS]**

Unofficial  
Copy

**Grantor Signatures:**

DATED: 8/25/2020

[Signature]

Jalal Ahmadpour  
2539 Gumtree Ln  
Fallbrook, California  
92028

DATED: 8/25/2020

[Signature]

Liz Perez  
589 Almond Rd  
San Marcos, California 92078

A notary public or other officer completing this certificate verifies only the identity of the individual(s) 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 August 25, 2020 before me, Patricia Rosales <sup>NOTARY PUBLIC</sup>, personally appeared Jalal Ahmadpour, 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.

Patricia Rosales  
Signature of Notary Public

(Notary Seal)



A notary public or other officer completing this certificate verifies only the identity of the individual(s) 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 August 25, 2020 before me, Patricia Rosales <sup>NOTARY PUBLIC</sup>, personally appeared Liz Perez, 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.

Patricia Rosales (Notary Seal)  
Signature of Notary Public



Unofficial Copy

*correct legal description*

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

Lot 7 in Block 6 of WOODLAND PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, TOGETHER WITH an undivided 1/88 interest in the following described land, 2 parcels situated in Lots 1 and 2, Section 15, Township 34 South, Range 7 East of the Willamette Meridian, and being more particularly described as follows:

**PARCEL 1**

Beginning at the Northwest corner of said Section 15, Township 34 South, Range 7 East of the Willamette Meridian, and running; thence along the North line of said Section North 89 degrees 42' 15" East 400 feet; thence South 62.42 feet; thence South 46 degrees 57' 20" West 408.82 feet to the Northeasterly bank of the Williamson River; thence following said river bank North 37 degrees 53' 20" West 136.90 feet; thence North 16 degrees 33' West 60.98 feet to the West line of Section 15; thence Northerly on said Section line 172.92 feet to the point of beginning.

**PARCEL 2**

Beginning at the Northwest corner of Section 15, Township 34 South, Range 7 East of the Willamette Meridian, and running; thence North 89 degrees 42' 15" East 400.0 feet along the North line of said Section 15; thence South 62.42 feet; thence South 50 degrees 43' 50" East 453.16 feet; thence South 76 degrees 17' 30" East 886.79 feet to the true point of beginning of this description; thence South 35 degrees 56' 30" West 446.55 feet to a point on the Northeasterly bank of the Williamson River; thence South 45 degrees 32' 20" East 84.00 feet; thence North 44 degrees 52' 10" East 411.58 feet; thence North 34 degrees 25' 40" West 156.01 feet, more or less, to the true point of beginning of this description.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Alma Tomlinson the 27th day  
of Jan A.D., 19 94 at 3:08 o'clock P. M., and duly recorded in Vol. M94  
of Deeds on Page 2949

FEE \$35.00

Evelyn Biehn County Clerk  
By Theresa Miller