

2022-003222

Klamath County, Oregon



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03/16/2022 11:14:25 AM

Fee: \$87.00

Returned at Counter

After recording, return to:
Brandsness & Rudd, P.C.
411 Pine Street
Klamath Falls, OR 97601

Send tax statements to:
Edwin Hildebrand and Judith Hildebrand
P.O. Box 96
La Pine, OR 97739

Grantor:

Danny Garcia
250 NE Harvest Drive
Oak Harbor, WA 98277

Grantees:

Edwin Hildebrand and Judith Hildebrand
P.O. Box 96
La Pine, OR 97739

QUITCLAIM DEED

Danny Garcia, Grantor, for the consideration hereinafter stated, does hereby remise, release and forever quitclaim unto to Edwin Hildebrand and Judith Hildebrand, as tenants by the entirety, Grantees, and unto grantees' 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, to-wit:

PARCEL 1: Lot 10 in Block 43 of Tract 1184, Oregon Shores Unit 2, First Addition, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

PARCEL 2: Lot 28, Block 44, TRACT 1184, OREGON SHORES UNIT 2, FIRST ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

PARCEL 3: Lot 8, Block 28 of Tract 1113 Oregon Shores Unit 2, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

To have and to hold the same unto grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration for this transfer is to \$10.00; to release that certain real covenant, equitable servitude and easement recorded at Instrument 2006-018627.

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, 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.

²² IN WITNESS WHEREOF, the grantor has executed this instrument on this 10 day of ~~December~~ ^{March}, 202~~1~~.

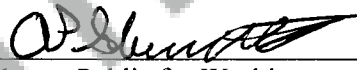


Danny Garcia, Grantor

STATE OF WASHINGTON)
) ss.
County of Island

Personally appeared before me this 10 day of ~~December~~ ^{March}, 202~~1~~ ²⁰²² the above-named Danny Garcia, Grantor, and acknowledged the foregoing instrument to be his voluntary act and deed.



 A.P. Shumate
Notary Public for Washington
My Commission expires: 03/09/2025