

**OREGON QUIT CLAIM DEED**

**2022-003357**

Klamath County, Oregon

**Prepared by Guarantor:**

Margaretha Carroll  
1921 Indiana Street  
Vallejo, California 94590



00297148202200033570020027

03/18/2022 12:44:38 PM

Fee: \$87.00

**After recording return to and tax statements to the below address to Guarantee:**

Jose Antonio Miral  
52 Olympia Way  
Novato, California 94949

State of California, Solano County

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of two thousand dollars (\$2000.00) and/or other valuable consideration to the below in hand paid to the **GRANTOR** knowns as Margaretha Carroll, residing at 1921 Indiana Street, Vallejo, California, 94590.

The receipt whereof I hereby acknowledged, the undersigned hereby releases and quitclaims to **GRANTEE**: Jose Antonio Miral, a single individual, residing at 52 Olympia Way, Novato, California, 94949, all the rights, title, interest, and claim in or to the following described real estate, situated in Klamath Falls County, Oregon, to-wit:

**LOT 26 BLOCK 128 KLAMATH FALLS FOREST ESTATES HIGHWAY 66 PLAT #4 (LOT 26 NIGHTHAWK, BONANZA, OREGON 97623)**

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 in for the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

**Required disclosure statement:**

Before signing or accepting this instrument, the person transferring fee title should inquire about the person's rights, if any, under ORS 195.300 (Definition 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 to 2 to 9 and 17, chapter 855, Oregon laws 2009, and section 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 the instrument, the person acquiring fee title to the property should check with the appropriate city or county planning department to verify the 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). 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, SECTION 2-9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTION 2 TO 7, CHAPER 8, OREGON LAWS 2010.

GRANTOR'S SIGNATURE: Margaretha C. Carroll DATE: 01/05/2022

PRINT NAME: Margaretha Carroll

ADDRESS: 1921 Indiana Street, Vallejo, California 94590

## 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 Solano)

On Jan. 05-2022 before me, KIRAN SIDHER- NOTARY PUBIC  
(insert name and title of the officer)

personally appeared MARGARETHA CARROLL,  
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 Kiran Sidher (Seal)

