

2022-005771

Klamath County, Oregon



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05/05/2022 04:02:17 PM

Fee: \$97.00

Prepared By

S.

Deborah Eckardt
23153 Tepee Lane
Sprague River, Oregon
97639

After Recording Return To

Send Taxes To :

Joshua & Jacinda Hughes
General Delivery
Sprague River, Oregon
97639

Returned at Counter

Space Above This Line for Recorder's Use

OREGON QUIT CLAIM DEED

State of Oregon

Klamath County

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of 3 dollars Dollars (\$3.00) and/or other valuable consideration to the below in hand paid to the Grantor(s) known as:

Terrance Eckardt and Deborah Eckardt, a married couple, residing at P.O. Box 284, 23153 Tepee Lane, Sprague River, Oregon, 97639.

The receipt whereof is hereby acknowledged, the undersigned hereby releases and quitclaims to Joshua Hughes and Jacinda Hughes, a married couple, residing at General Delivery, 23153 Tepee Lane, Oregon, Sprague River (hereinafter called the "Grantee(s)") as joint tenants, all the rights, title, interest, and claim in or to the following described real estate, situated in Klamath County, Oregon, to-wit:

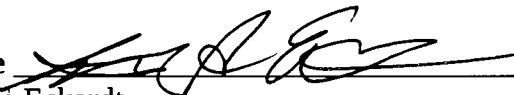
Lot #1 First addition to Klamath Forest Estates-Block 45 Tax Lot # 3510-027D0-02900
Lot#35, First addition to Klamath Forest Estates-Block 45 Tax Lot # 3510-027D0-03200

Lot # 36, First addition to Klamath Forest Estates- Block 45 Tax Lot # 3510-027D0-03100

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.

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 (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.

Grantor's Signature  Date April 25 2022

Print Name: Terrance Eckardt

Address: P.O. Box 284, 23153 Tepee Lane, Sprague River, Oregon, 97639

Grantor's Signature  Date April 25 2022

Print Name: Deborah Eckardt

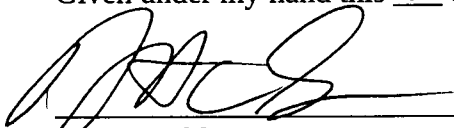
Address: P.O. Box 284, 23153 Tepee Lane, Sprague River, Oregon, 97639

State of Oregon)

County of Klamath)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Tarrance Edwards & Deborah Edwards 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 27th day of April, 2022

 (SEAL)
Notary Public

My Commission Expires: 11-29-2025

