

2022-005967

Klamath County, Oregon



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05/10/2022 09:49:57 AM

Fee: \$92.00

Prepared By

Name: Kathy J Barnes

Address: 371 Alta Ln

El Cajon

State: California Zip Code: 92021

After Recording Return To

Name: Chad Smoot & Jeri Kelly

Address: 317 S 7th St #334

Klamath Falls

State: Oregon Zip Code: 97601

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 Kathy J Barnes, a
as the sole property owner, residing at 371 Alta Ln, County of San Diego, City
of El Cajon, State of California (hereinafter known as the
"Grantor(s)") hereby releases and quitclaims to Chad Smoot & Jeri Kelly, a
tenants in common w/rights of survivorship, residing at 317 S. 7th St. #334, County of Klamath, City
of Klamath Falls, State of Oregon (hereinafter known as the
"Grantees(s)") for the sum of Six Thousand Dollars
(\$6,000.00) 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:

Lot 181, Southerly portion TRACTS B & C, FROUNTIER TRACTS, according to the official plat thereof on file in the
office of the County Clerk of Klamath County, Oregon in book M85, on page 15861 or as file/reel #53897

Send all future tax statements to: Chad Smoot & Jeri Kelly
317 S. 7th St. #334
Klamath Falls, OR 97601

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."

Kathy J Barnes
Grantor's Signature
Kathy J Barnes

Grantor's Name
371 Alta Ln

Address
El Cajon, CA 92021

City, State & Zip

Grantor's Signature

Grantor's Name

Address

City, State & Zip

see attached certificate
C. Porreca Esterez
Notary Public
04/28/2022

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 San Diego

On April 28, 2022 before me, C. Porreca Estevez, Notary Public
(insert name and title of the officer)

personally appeared Kathy J. Barnes,
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 [Signature] (Seal)

