

2022-006264

Klamath County, Oregon



00300425202200062640020028

05/17/2022 10:46:24 AM

Fee: \$87.00

Returned at Counter

**AFTER RECORDING RETURN TO:**

Timothy Neil Thomas  
PO Box 220  
Chiloquin, OR 97624

**SEND TAX STATEMENTS TO:**

Timothy Neil Thomas  
PO Box 220  
Chiloquin, OR 97624

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**QUIT CLAIM DEED**

BE IT KNOWN BY ALL, that Maighread Thomas ("Grantor"), releases and quitclaims to Timothy Neil Thomas ("Grantee"), all right, title, interest and claim to the following described real property commonly known as 2938 Ranch Road, Chiloquin, Oregon, 97624, situated in the County of Klamath, State of Oregon, to-wit:

**Lot 11 in Block 1 of Tract No. 1260, MONTE VISTA RANCH, according to official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**

FOR A VALUABLE CONSIDERATION, in that this transfer is part of a settlement in a dissolution of marriage action, Klamath County Circuit Court, Case No. 21DR16009, that is hereby acknowledged.

ORS 93.040

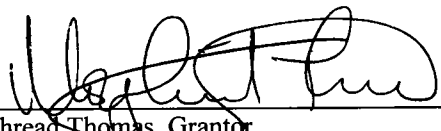
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use 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.

FOR A VALUABLE CONSIDERATION, in that this transfer is part of a settlement in a dissolution of marriage action, Klamath County Circuit Court, Case No. 21DR16009, that is hereby acknowledged.

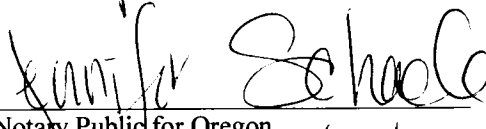
TO HAVE AND TO HOLD all of Grantor's right, title and interest in and to the above described property unto the said Grantee, Grantee's heirs, administrators, executors, successors and/or assigns forever; so that neither Grantor nor Grantor's heirs, administrators, executors, successors and/or assigns shall have, claim or demand any right or title to the aforesaid property, premises or appurtenances or any party thereof.

Dated this 18<sup>th</sup> day of April, 2022

  
Maighread Thomas, Grantor

STATE OF OREGON                   )  
  ) ss.  
County of Klamath                )

Subscribed and sworn to before me this 18<sup>th</sup> day of April, 2022, by  
Maighread Thomas.

  
Notary Public for Oregon  
My commission expires: 6/23/23

