

2022-007036

Klamath County, Oregon



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06/06/2022 10:32:47 AM

Fee: \$97.00

Prepared By

Larry Jones
32425 Keno Springs Rd
Bonanza, Oregon
97623

After Recording Return To

And Tax statements
Larry Jones
32425 Keno Springs Rd
Bonanza, Oregon
97623

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 One-Dollar (\$1.00) and/or other valuable consideration to the below in hand paid to:

"C" [Signature]
William Lindholm, a single individual, residing at 32425 Keno Springs Rd, Bonanza, Oregon, 97623.

The receipt whereof is hereby acknowledged, the undersigned hereby releases and quitclaims to Larry Jones, a single individual, residing at 32425 Keno Springs Rd, Bonanza, Oregon, 97623 (hereinafter called the "Grantee(s)") all the rights, title, interest, and claim in or to the following described real estate, situated in Klamath County, Oregon, to-wit:

5317 Ruddy Duck Drive, Bonanza, OR 97623
Lot 27, Block 48, Klamath Falls Forest Estates Highway 66 Unit, Plat No. 2, in the County of Klamath, State of Oregon Code 36, Map 3811-115D0 Tax Lot 4500

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 May 24 2022

Print Name: William Lindholm

Address: 32425 Keno Springs Rd, Bonanza, Oregon, 97623

State of Oregon)

County of Klamath)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that William Lindholm 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 24th day of May, 2022.

Daniel Alberto Hernandez Alvarado (SEAL)
Notary Public

My Commission Expires: May 29, 2022

