

2022-010527

Klamath County, Oregon

08/30/2022 09:37:01 AM

Fee: \$92.00

AFTER RECORDING RETURN TO:
Salvador Vargas and Cecilia Avina Hunt
2511 Vine Ave
Klamath Falls, OR 97601

File No. 2208160

MAIL TAX STATEMENTS TO:
Salvador Vargas
Cecilia Avina Hunt
2511 Vine Ave
Klamath Falls, OR 97601

Tax ID No.: R482301

QUITCLAIM DEED

STATE OF OREGON
COUNTY OF KLAMATH

THIS DEED made and entered into on this 22 day of August, 2022, by and between **CECILIA AVINA HUNT**, residing at 2511 Vine Ave, Klamath Falls, OR 97601, hereinafter referred to as Grantor(s) and **SALVADOR VARGAS and CECILIA AVINA HUNT, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETY**, residing at 2511 Vine Ave, Klamath Falls, OR 97601, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s) do this day remise, release and quitclaim to the said Grantee(s) the following described real estate located in Klamath County, Oregon:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Commonly known as: 2511 Vine Ave, Klamath Falls, OR 97601

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS (CHECK ONE):

 \$
 For Valuable Consideration
☒ Love & Affection
 Gift
 To Change Vesting. See ORS 93.030.

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, rights-of-way and limitations of record, if any.

Prior instrument reference: Instrument Number: 2018-001375, Recorded: 02/02/2018

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee(s) and unto the heirs, administrators, successors or assigns of the Grantee(s) forever in FEE SIMPLE.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON(S) TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE RIGHTS, IF ANY, OF THE PERSON(S) UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 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(S) 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 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, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 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.

Dated this 22 day of August, 2022.


CECILIA AVINA HUNT

STATE OF OREGON
COUNTY OF Klamath

The foregoing instrument was acknowledged before me on this 22 day of August, 2022 by CECILIA AVINA HUNT.


Notary Public

Notary Public for State of Oregon

My Commission Expires 3/10/2023

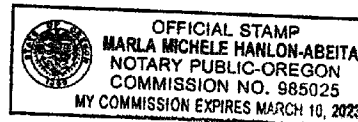


EXHIBIT A
LEGAL DESCRIPTION

Lot 447 in Block 126 of MILLS ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the County Clerk of Klamath County, Oregon.

Parcel ID Number: R482301

Property commonly known as: 2511 Vine Ave, Klamath Falls, OR 97601