

DIANA JEAN BETHLES
Returned at Counter

Grantor:
Charles Franklin Ross
4525 Bristol Street
Klamath Falls, OR 97603

Grantee:
Rebecca Jane Ross
2083 Portland Street
Klamath Falls, OR 97601

After recording, return and send tax statements to:
Rebecca Jane Ross
2083 Portland Street
Klamath Falls, OR 97601

2022-013346
Klamath County, Oregon



11/15/2022 03:35:41 PM

Fee: \$82.00

QUITCLAIM DEED

Charles Franklin Ross, Grantor, releases and quitclaims to Rebecca Jane Ross, Grantee, all right, title, and interest in and to the following described real property, situated at 2083 Portland Street, Klamath Falls, Oregon, subject to all encumbrances of record, more particularly described as follows:

LOTS 5 and 6, BLOCK 41, HILLSIDE ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Less a parcel of land 20 feet by 100 feet adjacent to the Newcastle Street, Being more particularly described as the Southwesterly 20 feet of Lots 5 and 6, Block 41 of said addition.

R-3809-028BD-04600-000

The true and actual consideration for this conveyance is distribution pursuant to divorce decree, and other valuable consideration, the receipt of which is hereby acknowledged.

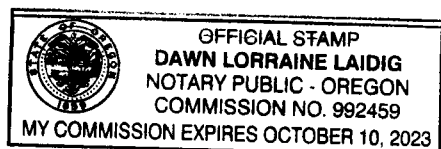
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. 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 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, 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 20 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated this 27 day of June, 2022.

CHARLES FRANKLIN ROSS

STATE OF OREGON, County of Klamath) ss.

Subscribed and sworn to before me by CHARLES FRANKLIN ROSS this 27 day of June, 2022.



Notary Public for Oregon
My Commission Expires: 10/10/23