

2022-014338

Klamath County, Oregon



00309813202200143380030038

12/16/2022 02:28:57 PM

Fee: \$92.00

Returned at Counter

After recording, return to:

Aaron D. Gates
5151 Regency Dr.
Klamath Falls, OR 97603

Until a change is requested,
all tax statements should be sent to:

Aaron D. Gates
5151 Regency Dr.
Klamath Falls, OR 97603

QUITCLAIM DEED

Under ORS 93.865

The grantor,

Catherine Beaman- Gates
5418 Benchwood Ave
Klamath Falls, OR 97603

for the true and actual consideration of 0.00
Zero dollars per Divorce Decree Case 22DR02713
RELEASES AND QUITCLAIMS to the grantee,

Aaron D. Gates
5151 Regency Dr.
Klamath Falls, OR 97603

all right, title, and interest in and to the following described real property:

Lot 25 in Tract 1400 - REGENCY ESTATES - PHASE 2, according to the plat
thereof on file in the office of the County Clerk, Klamath County, Oregon.

And commonly known as: 5151 Regency Dr Klamath Falls, OR 97603
Parcel ID: 3909-014AC-07300

This conveyance is made subject to:

NA

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, CHAPTERS 885, 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 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 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424 OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTERS 885, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

IN WITNESS WHEREOF, the grantor has signed and sealed these presents this
day of November , 2022 .

Catherine Beaman
Signature
Catherine Beaman-Gates
Print Name
Individual
Capacity

Signature

Print Name

Capacity

Signature

Print Name

Capacity

Signature

Print Name

Capacity

*Construe all terms with the appropriate gender and quantity
required by the sense of this deed.*

STATE OF Oregon
COUNTY OF Klamath

On this 15th day of December, 2022, before me, Notary Public in and for
said state, personally appeared Catherine Beaman

_____,
identified to be the person whose name is subscribed to the within instrument, and
who acknowledged to me _____ freely executed the same.

Signature: [Signature]
Print Name: Justin Byleven
Title: _____
My Commission Expires: 07/14/2026

