

2022-014678

Klamath County, Oregon

BLK NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED

Returned at Counter

Christie Nichols 40340 Riverview Dr Chiloquin OR 97624



00310229202200146780010019

12/30/2022 12:10:44 PM

Fee: \$82.00

Grantor's Name and Address

Christie Nichols 40340 Riverview Dr Chiloquin OR 97624
Megan Nichols 40340 Riverview Dr Chiloquin OR 97624
Carol Prout 40340 Riverview Dr Chiloquin OR 97624

Grantee's Name and Address

After recording, return to (Name and Address):
Carol Prout 40340 Riverview Dr Chiloquin OR 97624

Until requested otherwise, send all tax statements to (Name and Address):

same as above

SPACE RESERVED FOR RECORDER'S USE

QUITCLAIM DEED

KNOW ALL BY THESE PRESENTS that Ms. Christie Nichols

hereinafter called grantor, for the consideration hereinafter stated, does hereby remise, release and forever quitclaim unto Christie Nichols, Megan Nichols and Carol Prout with rights of survivorship hereinafter called grantee, and unto grantee's heirs, successors and assigns, all of the grantor's right, title and interest in that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows (legal description of property):

Parcel 2 of Land Partition 45-21 being a portion of Government Lot 8 situate in the Southeast 1/4 Southeast 1/4 of Section 27, Township 34 South Range 7 East of the Willamette Meridian, Klamath County, Oregon

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$1.00. However, the

actual consideration consists of or includes other property or value given or promised which is part of the whole (indicate which) consideration. (The sentence between the symbols, if not applicable, should be deleted. See ORS 93.030.)

In construing this instrument, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this instrument shall apply equally to businesses, other entities and to individuals.

IN WITNESS WHEREOF, grantor has executed this instrument on December 30, 2022; any signature on behalf of a business or other entity is made with the authority of that entity.

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, 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.

Christie Nichols

STATE OF OREGON, County of Klamath

This instrument was acknowledged before me on December 30, 2022 by Christie Nichols

This instrument was acknowledged before me on by as of

Mikael Blain Notary Public for Oregon

My commission expires 07/01/2025

