

2022-014679

Klamath County, Oregon

BLK

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCE

Returned at Counter



00310230202200146790010014

12/30/2022 12:11:11 PM

Fee: \$82.00

SPACE RESERVED  
FOR  
RECORDER'S USE

Christie Nichols  
40340 Riverview Dr.  
Chiloquin, OR 97624

Grantor's Name and Address

Christie Nichols 40340 Riverview Dr.  
Chiloquin, OR 97624  
Megan Nichols 40340 Riverview Dr.  
Chiloquin, OR 97624

Grantee's Name and Address

After recording, return to (Name and Address):  
Christie and Megan Nichols  
40340 Riverview Dr.  
Chiloquin, OR 97624

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

## QUITCLAIM DEED

KNOW ALL BY THESE PRESENTS that

Ms. Christie Nichols ("Grantor")

hereinafter called grantor, for the consideration hereinafter stated, does hereby remise, release and forever quitclaim unto  
Christie Nichols and Megan Nichols ~~knats by the entirety~~  
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):

Property having lot number 400 with the section  
number 27, and having the following description:  
Parcel 1 of land partition 45-21, being a  
portion of government lot 8 situated 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. <sup>Ⓢ</sup> However, the  
~~actual consideration consists of or includes other property or value given or promised which is~~ ☐ part of the ☐ the whole (indicate  
which) consideration. <sup>Ⓢ</sup> (The sentence between the symbols <sup>Ⓢ</sup>, 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.

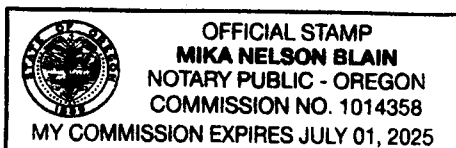
IN WITNESS WHEREOF, grantor has executed this instrument on December 30, 2022; any  
signature on behalf of a business or other entity is made with the authority of that entity.

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 DETER-  
MINE 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.

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 \_\_\_\_\_



Mika Nelson Blain  
Notary Public for Oregon  
My commission expires 07/01/2025