

2023-000188

Klamath County, Oregon



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Fee: \$92.00

This Document Was Prepared by:

Toni Dudas

550 N. McCarran Blvd 221

Sparks, NV 89431

After Recording Please Return to: TAX'S

Toni McDonough

1260 Big Smokey Dr.

Reno, NV 89521

Reserved for Recording Purposes Only

OREGON QUIT CLAIM DEED

This QUIT CLAIM DEED, made this 5th day of January, 2023, by Toni Dudas whose address is 550 N. McCarran 221 Sparks, NV 89431 hereinafter called the "Grantor(s)", to Toni McDonough and Sarah Tacner, as joint tenants with rights of survivorship, whose address is 1260 Big Smokey Drive Reno, NV 89521 hereinafter called the "Grantee(s)":

Witnesseth: That the Grantor, for and in consideration of the sum of one dollar (\$1.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, and quitclaims unto the Grantee(s), all that certain land situated in Klamath County, Oregon, described as follows (enter legal description of property):

Klamath Falls Forrest Estates Hwy 66 plot number 4, block 104, lot 25.

Also known as street name and number: Has no street address



BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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 (Definitions for ORS 92.010 to 92.192) OR 215.010 (Definitions), 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 (Definitions for ORS 30.930 to 30.947), AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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."



Grantor

Toni Dudas

Printed Name

550 N. McCarran Blvd 221
Sparks, NV 89431

Address (City, State, and ZIP)

775-544-8664

Phone Number

Grantor

Printed Name

Address (City, State, and ZIP)

Phone Number



STATE OF ~~OREGON~~ ^{Nevada})

COUNTY OF Washoe) ss:

The foregoing instrument was acknowledged before me, Coulton S MacGorden-Steedman, a
notary public in and for the state of Nevada by Toni Cherie Dudas
on the 5 day of January, 2023.

[Signature]

NOTARY PUBLIC

My commission expires May 24, 2025

[NOTARY SEAL]

