

2023-000207

Klamath County, Oregon

01/10/2023 11:38:01 AM

Fee: \$97.00

COVER PAGE FOR OREGON DEEDS

Grantor: Paul Eric Throckmorton, an unmarried man, as his sole and separate property
Grantor's Mailing Address: 135 Baxter Avenue, Unit 1, Sacramento, California 95815

Grantee: Mandee Pauline Sanders
Grantees Mailing Address: 113 Revere Street, Vallejo, California 94591

Type of Document to be Recorded: QUITCLAIM DEED

Consideration: The true consideration for this conveyance is: OTHER VALUE WAS THE WHOLE CONSIDERATION

Prior Recorded Document Reference: Gift Deed: Recorded August 24, 2009; Doc. No. 2009-011309

Situs Address: vacant lot, no assigned address, Klamath Falls, Oregon

Tax Account Number: 3611-002D0-05100

Until a change is requested, all Tax Statements shall be sent to the following address:

Mandee Pauline Sanders
113 Revere Street
Vallejo, CA 94591

After Recording Return To:
uDeed, LLC - 105095
1349 Galleria Drive, Suite 100
Henderson, NV 89014-8624

Prepared By:
Paul Eric Throckmorton
135 Baxter Avenue, Unit 1
Sacramento, CA 95815

QUITCLAIM DEED

TITLE OF DOCUMENT

Paul Eric Throckmorton, an unmarried man, as his sole and separate property, Grantor, releases and quitclaims to **Mandee Pauline Sanders**, Grantee, all right title and interest in and to the following described real property, situated in the County of **Klamath**, State of **Oregon**:

BLOCK 18, LOT 13, OF THE 2 ADDITION TO NIMROD RIVER PARK AS SHOWN ON MAP OF OFFICIAL RECORDS OF SAID COUNTY.

Tax Account No.: **3611-002D0-05100**

Prior Recorded Document Reference: **Gift Deed**: Recorded **August 24, 2009**; Doc. No. **2009-011309**

Subject To: 1. Taxes for the Current fiscal year, paid current
 2. Restrictions, Conditions, Covenants, Rights, Rights of Way and Easements
 now of Record, if any

The true consideration for this conveyance is: OTHER VALUE WAS THE WHOLE CONSIDERATION

Dated this 29th day of November, 2022. If a corporate grantor, it has caused its name to be signed by order of its Board of Directors.

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.

Paul Eric Throckmorton
Paul Eric Throckmorton

STATE OF _____ }
COUNTY OF _____ } ss

This instrument was acknowledged before me this _____ day of _____, 20____, by **Paul Eric Throckmorton**.

NOTARY STAMP/SEAL

Before Me: _____

NOTARY PUBLIC- STATE OF _____
My Commission Expires: _____

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA
COUNTY OF SACRAMENTO

On November 29, 2022, before me, BETHANY A. BURCHWILLIAMSON, a Notary Public, personally appeared PAUL ERIC THROCKMORTON, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Notary Public Signature



Notary Public Seal