

2023-000322

Klamath County, Oregon

RECORDING COVER SHEET (Please print or type)

This cover sheet was prepared by the person presenting the instrument for recording. The information on this sheet is a reflection of the attached instrument and was added for the purpose of meeting first page recording requirements in the State of Oregon, and does NOT affect the instrument. ORS 205.234



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01/17/2023 12:30:38 PM

Fee: \$102.00

*This space reserved for use by
Recording Office*

After recording return to:

ORS 205.234(1)(c)

LEONARDO DUQUE

3209 OLD PACIFIC HWY S

KELSO, WA 98626

1. Title(s) of the transaction(s)

ORS 205.234(1)(a)

QUITCLAIM DEED

2. Direct party(ies) / grantor(s)

Name(s)

ORS 205.234(1)(b)

RAMONA ESPINOZA

3. Indirect party(ies) / grantee(s)

Name(s)

ORS 205.234(1)(b)

LEONARDO DUQUE

4. True and actual consideration:

ORS 205.234(1) Amount in dollars or other

\$ 100.00

Other:

5. Send tax statements to:

ORS 205.234(1)(e)

LEONARDO DUQUE

3209 OLD PACIFIC HWY S

KELSO, WA 98626

6. Satisfaction of lien, order, or warrant:

ORS 205.234(1)(f)

☐ FULL

☐ PARTIAL

**7. The amount of the monetary obligation imposed
by the lien, order, or warrant:**

ORS 205.234(1)(f)

\$

8. Previously recorded document reference: 2021-008900

9. If this instrument is being re-recorded complete the following statement:

ORS 205.244(2)

"Rerecorded at the request of

to correct

previously recorded in book _____ and page _____, or as fee number _____."

Reserved for Deed Records Use

Quitclaim Deed

RECORDING REQUESTED BY (NAME):

Leonardo Duque

WHEN RECORDED MAIL TO (ADDRESS):

3209 Old Pacific Hwy S, Kelso WA 98626

AND MAIL TAX STATEMENTS TO (NAME AND ADDRESS):

Leonardo Duque

3209 Old Pacific Hwy S, Kelso WA 98626

By this instrument, Ramona Espinoza, not married, of PO Box 103, Weimar CA 95736, (the "Grantor"), releases, as well as quitclaim, unto Leonardo Duque, married, of 3209 Old Pacific Hwy S, Kelso, WA 98626, USA, (the "Grantee") all right, title and interest in and to the following described real property situated in Klamath County, Oregon:

Lot 28 in Block 9, Second Addition to Nimrod River Park, according to the Official Plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

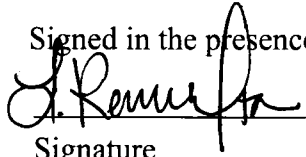
Account No. 35048, Tax Code 072, PCL 406

[Situs Address: 31744 Drews Rd., Sprage River, OR]

The true consideration for this conveyance is \$100.00, the receipt and sufficiency of which is hereby acknowledged.

Dated this 4th day of January, 2023.

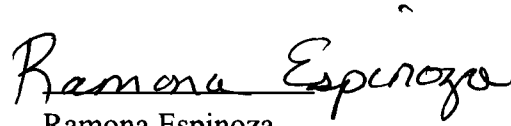
Signed in the presence of:



Signature

Lourdes Revuelta

Name



Ramona Espinoza

Grantor Acknowledgement

STATE OF OREGON

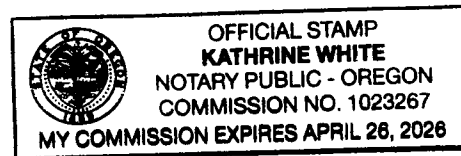
COUNTY OF Multnomah

Acknowledged before me, Kathrine White, a Notary Public, this 4th day of January, 2023 by Ramona Espinoza, known to me (or proven on the basis of satisfactory evidence) to be the Grantor, who has acknowledged the said instrument to be the Grantor's voluntary and lawful act and deed.

Kathrine White
Notary Public for the State of Oregon

County of Multnomah

My commission expires: 04.26.2026



THIS INSTRUMENT WILL 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 APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

