

2023-000983

Klamath County, Oregon

BLK

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED



00311490202300009830010018

02/13/2023 12:06:53 PM

Fee: \$82.00

Returned at Counter

Junetta Kay Fitts
 27627 Hwy 97 North
 Klamath Falls, OR 97624
 Chiloquin
 Grantor's Name and Address

Jack Allen Fitts
 5425 Seagull Dr.
 Bonanza, OR 97623
 Grantee's Name and Address

After recording, return to (Name and Address):

Jack Fitts
 5425 Seagull Dr.
 Bonanza, OR 97623

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

Jack Fitts
 5425 Seagull Dr.
 Bonanza, OR 97623

SPACE RESERVED
 FOR
 RECORDER'S USE

QUITCLAIM DEED

KNOW ALL BY THESE PRESENTS that Junetta Kay Fitts who took title as
Jane K. Fitts
 hereinafter called grantor, for the consideration hereinafter stated, does hereby remise, release and forever quitclaim unto
Jack Allen Fitts
 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):

5425 Seagull Dr. Bonanza, OR 97623
 Klamath Falls Forest Estates Hwy 46 Block 49, Plot #2, Lots
 27 and 26.

(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 \$ 0. 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. (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 2-13-23; 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.

2-1 Junetta Kay Fitts

STATE OF OREGON, County of Klamath, ss.

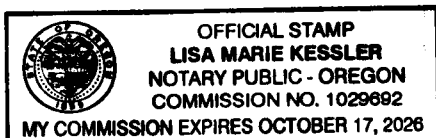
This instrument was acknowledged before me on February 12, 2023
 by Junetta Kay Fitts

This instrument was acknowledged before me on _____

by _____

as _____

of _____



Notary Public for Oregon

My commission expires

Lisa M. Kessler
October 17, 2026