

AFTER RECORDING RETURN TO:

Parks & Ratliff, P.C.
620 Main Street
Klamath Falls OR 97601

SEND TAX STATEMENTS TO:

Jose Alonzo
1611 Dayton Street
Klamath Falls, OR 97603

2023-001074

Klamath County, Oregon



00311601202300010740010011

02/15/2023 03:40:53 PM

Fee: \$82.00

QUITCLAIM DEED

TERESA COBIAN, Personal Representative of the ESTATE OF ISABEL ALONZO BANALES (*aka* ISABEL ALONZO), Grantor, releases and quitclaims to JOSE ALONZO, Grantee, all right, title, and interest in and to the following described real property:

Lot 6 in Block 63 of the Supplemental Plat of the City of Malin, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. Together with a 1976 PARAM Manufactured Home, Plate # X130534

Together with the East 2 feet of Fifth Street between Blocks 62 and 63 from the South boundary of Rosicky Avenue South to the North boundary of Rush Avenue, as vacated by Ordinance No. 180 and recorded April 11, 1980 in Volume M80 page 6900, Deed records of Klamath County, Oregon.

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.

The true consideration paid for this transfer is the relinquishment of bare legal title held by Grantor, in favor of the owner of equitable title, Grantee, and stated in terms of dollars, is \$0.00.

DATED this 10 day of February, 2023.

GRANTOR:

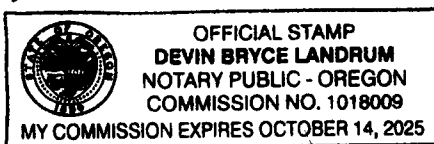
Teresa Cobian, Personal Representative

GRANTEE:

Jose Alonzo

STATE OF OREGON; County of Klamath) ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME this 10th day of February, 2023, by Teresa Cobian.

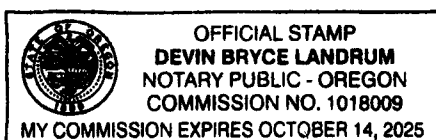


NOTARY PUBLIC FOR OREGON

My Commission expires: 10-14-25

STATE OF OREGON; County of Klamath) ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME this 10th day of February, 2023, by Jose Alonzo.



NOTARY PUBLIC FOR OREGON

My Commission expires: 10-14-25