

2023-001177

Klamath County, Oregon



00311733202300011770030037

02/21/2023 11:53:47 AM

Fee: \$92.00

WHEN RECORDED RETURN TO:

Connecting Dots Real Estate LLC
1775 Washburn way #1024
Klamath Falls, OR 97603

UNTIL REQUESTED OTHERWISE, SEND ALL TAX STATEMENTS TO:

Connecting Dots Real Estate LLC
1775 Washburn way #1024
Klamath Falls, OR 97603

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

On January 30, 2023 THE GRANTOR(S),

- Hannah S. Powell, a single person

for and in consideration of: One Dollar (\$1.00) and/or other good and valuable consideration conveys, releases and quitclaims to the GRANTEE(S):

- Connecting Dots Real Estate LLC, a single member LLC, residing at 1775 Washburn way #1024, Klamath Falls, Klamath County, Oregon 97603

the following described real estate, situated in Chiloquin, in the County of Klamath, State of Oregon

Legal Description:

Lot 49 in Block 48 Tract No. 1184 OREGON SHORES UNIT 2 FIRST ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Grantor does hereby convey, release and quitclaim all of the Grantor's rights, title, and interest in and to the above described property and premises to the Grantee(s), and to the Grantee(s) heirs and assigns forever, so that neither Grantor(s) nor Grantor's heirs, legal representatives or assigns shall have, claim or demand any right or title to the property, premises, or appurtenances, or any part thereof.

Tax Parcel Number: 3507-018AC-02100

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSONS 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.

[SIGNATURE PAGE FOLLOWS]

Grantor Signatures:

DATED: Feb 15, 2023

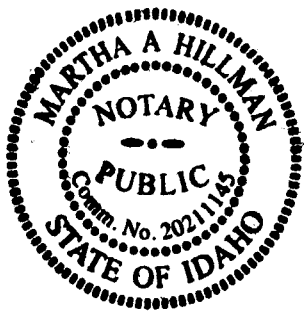
Hannah Powell

Hannah S. Powell
521 E Adams Ct.
Garden City, Idaho, 83714

STATE OF IDAHO, COUNTY OF Ada, ss:

On this 15th day of February, 2023 before me,
Martha A Hillman, personally appeared Hannah S. Powell, known to me (or
satisfactorily proven) to be the persons whose names are subscribed to the within instrument and
acknowledged that they executed the same as for the purposes therein contained.

In witness whereof I hereunto set my hand and
official seal.



Martha A Hillman
Notary Public

Notary
Title (and Rank)

My commission expires 03/15/2027

Notary Address:

4738 Shippigan Avenue
Boise Idaho 83709