

2023-002229

Klamath County, Oregon



00313069202300022290040042

03/31/2023 11:19:10 AM

Fee: \$97.00

Quitclaim Deed

RECORDING REQUESTED BY Joseph Alves Jr. & Anthony Louis Alves
AND WHEN RECORDED MAIL TO: And Tax Statements

Anthony Louis Alves, Grantee(s)

1925 Pinehurst Dr.

Yuba City CA. 95993

Consideration: \$ 0

Property Transfer Tax: \$ 0

Assessor's Parcel No.: Please See Attached Exhibit A

PREPARED BY: Anthony Louis Alves certifies herein that he or she has prepared
this Deed.

[Signature]
Signature of Preparer

3-15-23
Date of Preparation

Anthony Louis Alves
Printed Name of Preparer

THIS QUITCLAIM DEED, executed on 3-15-23 in the County of
Sutter, State of California

by Grantor(s), Joseph Alves Jr.,

whose post office address is 6284 Lincoln Rd. Yuba City CA. 95993

to Grantee(s), Anthony Louis Alves

whose post office address is 1925 Pinehurst Dr. Yuba City, CA. 95993

WITNESSETH, that the said Grantor(s), Joseph Alves Jr.,

for good consideration and for the sum of Zero Dollars

(\$ 0) paid by the said Grantee(s), the receipt whereof is hereby acknowledged,
does hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title,

interest and claim which the said Grantor(s) have in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Klamath , State of Oregon and more specifically described as set forth in EXHIBIT "A" to this Quitclaim Deed, which is attached hereto and incorporated herein by reference.

IN WITNESS WHEREOF, the said Grantor(s) has signed and sealed these presents the day and year first above written. Signed, sealed and delivered in presence of:

GRANTOR(S):

Joseph Alves Jr
Signature of Grantor

Joseph Alves Jr.
Print Name of Grantor

Danielle Nuttall
Signature of First Witness to Grantor(s)

Danielle Nuttall
Print Name of First Witness to Grantor(s)

Signature of Second Grantor (if applicable)

Print Name of Second Grantor (if applicable)

Signature of Second Witness to Grantor(s)

Print Name of Second Witness to Grantor(s)

GRANTEE(S):

Anthony Alves
Signature of Grantee

Anthony Alves
Print Name of Grantee

Danielle Nuttall
Signature of First Witness to Grantee(s)

Danielle Nuttall
Print Name of First Witness to Grantee(s)

Signature of Second Grantee (if applicable)

Print Name of Second Grantee (if applicable)

Signature of Second Witness to Grantee(s)

Print Name of Second Witness to Grantee(s)

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

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.

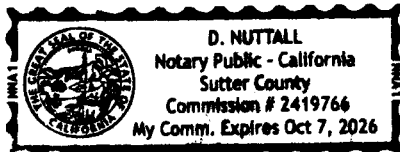
State of California

County of Sutter

On March 15, 2023 before me, D. Nuttall, Notary Public
Date Here Insert Name and Title of the Officer

personally appeared Joseph Alves Jr. & Anthony Louis Alves
Name(s) of Signer(s)

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.

Signature

D. Nuttall

Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

☐ Corporate Officer – Title(s): _____

☐ Partner – ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian of Conservator

☐ Other: _____

Signer is Representing: _____

Signer's Name: _____

☐ Corporate Officer – Title(s): _____

☐ Partner – ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian of Conservator

☐ Other: _____

Signer is Representing: _____

APN: R629966

Bargain and Sale Deed
- continued

File No.: 7021-1842128 (DM)
Date: 07/02/2012

EXHIBIT A

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

Those parts of the NE1/4 and the NW1/4 lying Southerly and Westerly from the Lost River Diversion Channel deeded to the U.S.A. in Deed Book 254 Page 181.

Also, the E1/2 SW1/4 SW1/4, the SE1/4 SW1/4, and the part of the SE1/4 lying Southerly and Westerly of the Lost River Diversion Channel conveyed to the U.S.A. in Deed Book 254 Page 181.

Also, the N1/2 SW1/4, and the W1/2 SW1/4 SW1/4.

All in Section 24 Township 40 South Range 13 East of the Willamette Meridian.

EXCEPTING from the above parcels the strips along the North and South boundaries of said Section 24 deeded to Klamath County for road right-of-way in Deed Book 104 Page 624 and Deed Book 227 Page 141, records of Klamath County, Oregon