

2023-002319

Klamath County, Oregon



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04/03/2023 01:13:28 PM

Fee: \$82.00

SPACE RESERVED
FOR
RECORDER'S USE

Returned at Counter

Jason Westfall
6296 Bryant Ave.
Klamath Falls, OR 97603

Grantor's Name and Address

Michael Snodgrass
3302 Raymond St.
Klamath Falls, OR 97603

Grantee's Name and Address

After recording, return to (Name and Address):

Michael Snodgrass
3302 Raymond St.
Klamath Falls, OR 97603

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

Michael Snodgrass
3302 Raymond St.
Klamath Falls, OR 97603

QUITCLAIM DEED

KNOW ALL BY THESE PRESENTS that

Jason Westfall

hereinafter called grantor, for the consideration hereinafter stated, does hereby remise, release and forever quitclaim unto

Michael Snodgrass.

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

County, State of Oregon, described as follows (legal description of property):

- * Purchase is for two lots (Lot # 29 & Lot # 52 As described below)
- * Seller owns both lots outright & assures clean title.
- * Seller & buyer agree to split 50/50 fees for closing.
- * buyer assumes all taxes & H.O.A.'s for both Lots from this day March, 22, 2023.
- * Total due at time of sale, \$38,000 ^{5/100}. (Includes all fees & Tax.

(Property Description)

Lot 52
Tract 1472, Ridgewater subdivision Phase 1
868 Beauty's Butte, Drive. Klamath Falls OR. 97601
Parcel ID: 893205

Lot 29.
Tract 1472 Ridgewater Subdivision Phase I
1108 Paperbirch Way, Klamath Falls OR 97601
Parcel ID: 893102.

(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 \$ 40,000 ^{5/100}. 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 1, 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 4/03/2023 ; 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 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.

STATE OF OREGON, County of Klamath ss.

This instrument was acknowledged before me on April 3, 2023

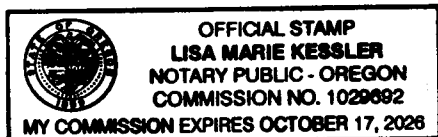
by Jason Westfall

This instrument was acknowledged before me on

by

as

of



Lisa M. Kessler
Notary Public for Oregon
My commission expires October 17, 2026