

2023-002354

Klamath County, Oregon

04/04/2023 08:40:01 AM

Fee: \$97.00

Title not reviewed, prepared or certified by preparer.

Until a change is requested,
send all tax statements to
the following address:

Cole Bradley
3140 Butte Street
Klamath Falls, OR 97601

After recording, return to:

Nicole Jones
Bradley Arant Boult Cummings LLP
1819 Fifth Avenue North
Birmingham, AL 35203

QUITCLAIM DEED

CITICORP HOME MORTGAGE SERVICES, INC., a North Carolina corporation, successor by merger to Associates First Capital Mortgage Corporation, the Grantor, releases and quitclaims to COLE BRADLEY, an unmarried man residing in the State of Oregon, the Grantee, the real property located in Klamath County, Oregon, described on the attached Exhibit A.

The true and actual consideration for this conveyance is \$0.00.

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.

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed as of the 22 day of March, 2023.

Citicorp Home Mortgage Services, Inc., a North Carolina corporation, successor by merger to Associates First Capital Mortgage Corporation

By: [Signature]
Name: David Hatfield
Title: Vice President

STATE OF Missouri)
COUNTY OF St Charles)

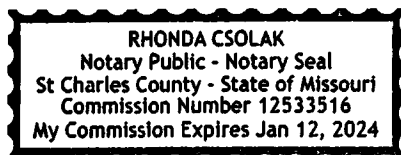
This record was acknowledged before me, the undersigned Notary Public, on this 22 day of March, 2023, by David Hatfield, as Vice President, of Citicorp Home Mortgage Services, Inc., a North Carolina corporation, successor by merger to Associates First Capital Mortgage Corporation.

[Signature]
Notary Public

Print Name: Rhonda Csolak

My commission expires: 1-12-2024

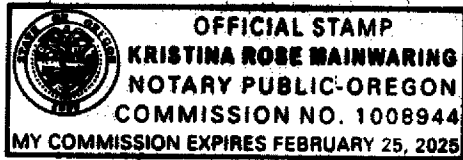
STAMP



Cole Bradley
COLE BRADLEY

STATE OF OREGON)
COUNTY OF KLAMATH)

This record was acknowledged before me, the undersigned Notary Public, on this 20TH
day of MARCH, 2023, by Cole Bradley.



STAMP

Kristina Rose Mainwaring
Notary Public

Print Name: KRISTINA ROSE MAINWARING

My commission expires: 02/25/2025

Exhibit A
Real Property

Lot 23, Blk 13 of Stewart Addition, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

APN: R-3909-007Bd-01800-000

Property Address: 3140 Butte Street, Klamath Falls, Oregon