

2023-002469

Klamath County, Oregon



00313339202300024690050054

04/06/2023 12:00:39 PM

Fee: \$102.00

RECORDING REQUESTED BY:  
Tracy Cyrus Childers

INSTRUMENT PREPARED BY:  
Tracy Cyrus Childers  
1830 Logan Street  
Klamath Falls, Oregon 97603  
Returned at Counter

Rita Lorraine Childers  
1836 Logan Street  
Klamath Falls, Oregon 97603

RETURN DEED TO:  
Tracy Cyrus Childers  
1830 Logan Street  
Klamath Falls, Oregon 97603

(Above reserved for official use only)

SEND TAX STATEMENTS TO:  
Rita Lorraine Childers  
1836 Logan Street  
Klamath Falls, Oregon 97603 Tax Parcel  
ID/APN # 3909-002AA-04400

## QUIT CLAIM DEED FOR OREGON

STATE OF OREGON  
COUNTY OF KLAMATH

THIS DEED is made this day of April 6, 2023, by and between the  
"Grantor,"

<sup>"Widow"</sup>  
Rita Lorraine Childers, an ~~unmarried~~ individual residing at 1836 Logan Street, Klamath  
Falls, Oregon 97603

AND the "Grantees,"

Tracy Cyrus Childers, a married individual residing at 1830 Logan Street, Klamath Falls,  
Oregon 97603

Cindy Victoria Childers, a married individual residing at 1830 Logan Street, Klamath  
Falls, Oregon 97603

Rita Lorraine Childers, an unmarried individual residing at 1836 Logan Street, Klamath Falls, Oregon 97603

FOR VALUABLE CONSIDERATION of the sum of one dollar (\$1.00), the receipt and sufficiency of which is hereby acknowledged, Grantor hereby quitclaims to Grantees and Grantees' heirs and assigns forever, all of Grantor's rights, titles, interests, and claims in or to the following described real estate (the "**Property**"), together with all hereditaments and appurtenances belonging thereto, located in Klamath county, Oregon, subject to any restrictions herein:

Property Address: 1836 Logan Street, Klamath Falls, Oregon 97603

Legal description(s) attached separately.

*Attached separately as Exhibit A*

Subject to the following encumbrances and/or other restrictions:

1. The property has a mortgage with Chase Bank

Vesting Information / Property Interest: Joint tenancy with rights of survivorship, not as tenants in common.

[SIGNATURE PAGE FOLLOWS]

**Signatures**

Grantor signed, sealed, and delivered this quit claim deed to Grantees on April 6, 2023  
(date).

Grantor (or authorized agent)

x/ Rita L. Childers

Print Name: RITA L. CHILDERS

# NOTARY ACKNOWLEDGMENT

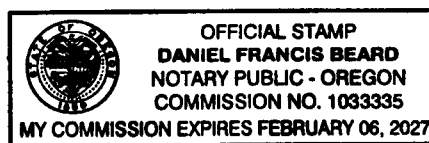
OREGON  
COUNTY OF KLAMATH

On 4-6-2023 before me, Daniel Beard, personally appeared **Rita Lorraine Childers**, personally known to me or proved 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.

WITNESS my hand and official seal.

Commission Expires: 2-6-2027

Daniel Beard  
Notary Public, Oregon



88620  
88620



Aspen 5-32330

WARRANTY DEED - INDIVIDUAL

Exhibit A

AFTER RECORDING RETURN TO:

ROBERT H. CHILDERS

RITA L. CHILDERS

308 LYTTON STREET

KLAMATH FALLS, OR 97601

UNTIL A CHANGE IS REQUESTED-ALL TAX  
STATEMENTS TO THE FOLLOWING ADDRESS:  
SAME AS ABOVE

OLIVE KINMARK hereinafter called grantor, convey(s) to ROBERT H.  
CHILDERS AND RITA L. CHILDERS, HUSBAND AND WIFE, hereinafter  
called Grantee, all that real property situated in the County of  
KLAMATH, State of Oregon, described as:

Lot 16, VICORY ACRES, in the County of Klamath, State of Oregon.

SUBJECT TO:

1. Regulations, including levies, assessments, water and  
irrigation rights and easements for ditches and canals, of  
Enterprise Irrigation District.
2. Regulations, including levies, liens, assessments, rights of  
way and easements of the South Suburban Sanitary District, and  
as per Ordinance No. 29, recorded May 24, 1983 in Book M-83 at  
page 8062 and as per Ordinance No. 30, recorded May 30, 1986 in  
Book M-86 at page 9346 and as per Ordinance No. 31, recorded  
January 6, 1988 in book M-88 at page 207.
3. Easement, as disclosed by instrument:  
For: Irrigation ditch  
Recorded: August 25, 1933  
Book: 101  
Page: 363
4. Any improvement located upon the insured property, which  
constitutes a mobile home as defined by Chapter 801, Oregon  
Revised Statutes, is subject to registration and taxation as  
therein provided and as provided by Chapter 308, Oregon Revised  
Statutes.

RHC  
KTC

"THIS INSTRUMENT WILL 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  
APPROVED USES."

and covenant(s) that grantor is the owner of the above described  
property free of all encumbrances except those set out above.

and will warrant and defend the same against all persons who may  
lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is  
\$32,500.00.

In construing this deed and where the context so requires, the  
singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument  
this 27th day of June, 1988.

Olive Kinmark  
OLIVE KINMARK

Continued on next page

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