

Returned at Counter

**Prepared By:**  
Sarah Turner

**2023-003005**

**Klamath County, Oregon**



00313953202300030050030037

04/21/2023 01:22:22 PM

Fee: \$92.00

**After Recording Return To:** *and tax statements*  
1930 Melrose St  
Klamath Falls, Oregon 97601

---

SPACE ABOVE THIS LINE FOR RECORDER'S USE

## **QUITCLAIM DEED**

On March 17, 2023 THE GRANTOR(S),

- James Turner, a married 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):

- <sup>JT</sup> Sarah V. Turner ~~and James Turner, a married couple,~~ residing at 1930 Melrose St, Klamath Falls, Klamath County, Oregon 97601

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

**Legal Description:**

**HOT SPRINGS**  
Block - 38 Lot - 7

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: 305048

Mail Tax Statements To:

Sarah V. Turner

1930 Melrose St

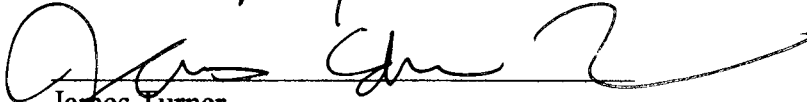
Klamath Falls, Oregon 97601

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:**

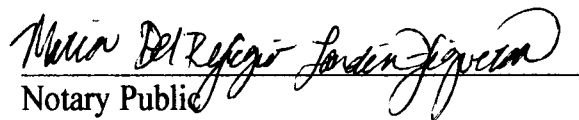
DATED: 3/17/2023

  
James Turner  
120 W Court St  
Merrill, Oregon, 97633

STATE OF OREGON, COUNTY OF KLAMATH, ss:

This instrument was acknowledged before me on this 17<sup>th</sup> day of March,  
2023 by James Turner.



  
Notary Public

Notary Public  
Title (and Rank)

My commission expires May 31<sup>st</sup> 2025