

2023-003433

Klamath County, Oregon



00314463202300034330040049

State of Oregon

05/05/2023 10:40:49 AM

Fee: \$97.00

PLEASE USE THE SPACE BELOW FOR THE COUNTY RECORDER'S OFFICE.

This instrument was prepared by:

Name: Justin Koehler  
Address: 1201 MAPLE ST. SILVERTON OR

After recording, mail document  
and tax statements to:

Name: Letha Wood  
Address: 88259 Miller Ave  
Springfield, OR 97478

## QUITCLAIM DEED

This Quitclaim Deed (the "Deed") is made effective this \_\_\_\_\_ (the "Effective Date") between the following Grantor(s) (the "Grantor"): JUSTIN KOEHLER

(Check one) ☒ an individual ☒ a married individual ☐ a married couple ☐ a corporation ☐ a limited liability company ☐ a partnership ☐ a trust ☐ individuals whose mailing address(es) is/are 1201 MAPLE ST. SILVERTON OR

And the following Grantee(s) (the "Grantee"): Letha K. Wood

(Check one) ☒ an individual ☐ a married individual ☐ a married couple ☐ a corporation ☐ a limited liability company ☐ a partnership ☐ a trust ☐ individuals whose mailing address(es) is/are 88259 Miller Ave, Spfld, OR, 97478

WITNESSETH, that the Grantor, for and in consideration of the sum of \$ 15,000 (United States Dollars) and other good and valuable consideration, to it in hand paid by Grantee, the receipt whereof is



hereby acknowledged, does hereby quitclaim, convey and release unto Grantee all interest Grantor has, if any, in the real property (the "Property") located in (☐an unincorporated area in) Klamath County, Oregon [State], and more particularly described as follows: Exhibit A [Legal description of Property]

The Property will be held as: (Check one)

- ☒ Sole ownership  
☐ Joint tenancy  
☐ Tenancy in common  
☐ Tenancy by the entirety

SUBJECT to the following: none [Exceptions].

Homestead (Check one)

- ☐ The Property is the homestead of the Grantor.  
☐ The Property is NOT the homestead of the Grantor.  
☒ Not applicable

TO HAVE AND TO HOLD unto said Grantee, its successors and assigns, forever.

Transfer Tax (Check one)

- ☐ Grantor declares that the documentary transfer tax is \$\_\_\_\_\_, computed on the full consideration or value of property conveyed.  
☒ Grantor declares that the transfer is EXEMPT from any documentary transfer taxes.

EXECUTED this 5<sup>th</sup> day of May, 2023.

[Signature]  
Grantor Signature

Justin Geller  
Grantor Name

Grantor Signature ☐ Check here if spouse

Grantor Name ☐ Check here if spouse

[Signature]  
Grantee Signature

Letitia K. Wood  
Grantee Name



**ACKNOWLEDGEMENT OF NOTARY PUBLIC**

STATE OF Oregon

COUNTY OF Klamath

On this day, personally appeared before me, Justin S. Koehler, to me known to be the person(s) described in and who executed the within instrument, and acknowledged that they signed the same as their voluntary act and deed, for the uses and purposes therein mentioned.

Witness my hand and official seal hereto affixed on this 5<sup>th</sup> day of May, 2023.

  
Notary's Public Signature



(Date) 2-6-2027  
My Commission Expires

Exhibit A

After recording return to:

Justin Koehler  
52736 Bridge Drive  
LaPine, OR 97739

Until a change is requested all tax statements shall be sent  
to the following address:

Justin Koehler  
52736 Bridge Drive  
LaPine, OR 97739

2009-011565

Klamath County, Oregon



00071801200900115650010012

08/28/2009 11:08:13 AM

Fee: \$21.00

STATUTORY  
BARGAIN AND SALE DEED

Alan L. D'Orazio, Grantor, conveys to Justin Koehler, Grantee, the following described real property situated in Klamath County, Oregon, to-wit:

The E1/2 of the E1/2 of Lot 3 in Block 6 of KLAMATH FALLS FOREST ESTATES, SYCAN UNIT, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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 TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

The true consideration for this conveyance is \$0. (Here comply with the requirements of ORS 93.030)

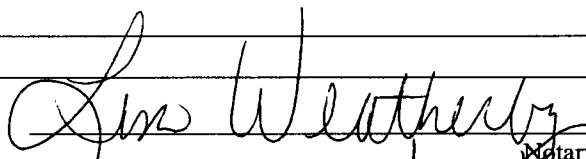
Dated this August 28, 2009.

  
Alan L. D'Orazio

STATE OF OREGON }  
County of Klamath ss

This instrument was acknowledged before me on August 28, 2009  
by Alan L. D'Orazio  
This instrument was acknowledged before me on \_\_\_\_\_

by \_\_\_\_\_  
as \_\_\_\_\_  
of \_\_\_\_\_

  
Notary Public for Oregon  
My commission expires 11/20/2011

