

2023-005803

Klamath County, Oregon



00317243202300058030030034

07/13/2023 09:46:16 AM

Fee: \$92.00

After recording, return to:

Brandsness & Rudd, P.C.
411 Pine Street
Klamath Falls, OR 97601

Send tax statements to:

Justin Campbell, Claiming
Successor of the Small Estate
of Quitrel Lee Campbell, Jr.
411 Pine Street
Klamath Falls, OR 97601

Grantor:

Rita A. Campbell
113 Bottlebrush Ct
Oxnard, CA 93030

Grantee:

Justin Campbell, Claiming
Successor of the Small Estate
of Quitrel Lee Campbell, Jr.
411 Pine Street
Klamath Falls, OR 97601

QUITCLAIM DEED

Rita A. Campbell, Grantor, for the consideration hereinafter stated, does hereby remise, release and forever quitclaim unto to Justin Campbell, Claiming Successor of the Small Estate of Quitrel Lee Campbell, Jr., deceased (Klamath County Circuit Court Case No. 22PB09338), Grantee, 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 Klamath County, State of Oregon, described as follows, to-wit:

Lot 29, Block 79, KLAMATH FALLS FOREST ESTATES HIGHWAY
66 Unit, Plat No. 4, as recorded in Klamath County, Oregon

To have and to hold the same unto Grantee and Grantee's heirs, successors and assigns forever.

The true and actual consideration for this transfer 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, the grantor has executed this instrument on this 6 day of April, 2023.



Rita A. Campbell, Grantor

ACKNOWLEDGEMENT

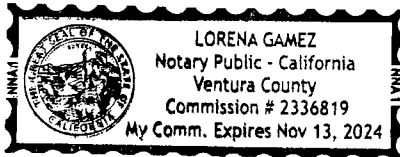
A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

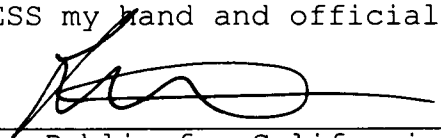
STATE OF CALIFORNIA)
) ss.
County of Ventura)

On 4-6-23, 2023, before me, Lorena Gamez,
Notary Public, personally appeared Rita A. Campbell, who proved
to me on the basis of satisfactory evidence to be the person whose
name is subscribed to the within instrument and acknowledged to me
that she executed the same in her authorized capacity, and that by
her signature on the instrument is the person or the entity upon
behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the
State of California that the foregoing paragraph is true and
correct.

WITNESS my hand and official seal.





Notary Public for California
My Commission Expires: Nov. 13, 2024