

**2023-005892**

**Klamath County, Oregon**



00317355202300058920020024

07/17/2023 11:58:17 AM

Fee: \$87.00

**After recording, please return to:**

Blain Law, LLC  
517 Main Street  
Klamath Falls OR 97601

**Please send tax statements to:**

NO CHANGE

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**QUITCLAIM DEED**

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Nancy M. Britton, now known as Nancy M. Berven, Grantor, quitclaims and conveys to James E. Britton, Grantee, the following-described parcel of real property, and improvements and appurtenances thereon, in the County of Klamath, State of Oregon, to-wit:

Lot 3, EXCEPT the North 15 feet in Block 1 of WEST HILLS HOMES, as recorded in the office of the County Clerk of Klamath County, Oregon.

Klamath County Assessor's Parcel No. R-3909-005BC-03900; and Property ID #: R532258; and commonly referred to as 1121 Maple Street, Klamath Falls, Oregon 97601.

This Deed is made to clear the title to the above-described real property.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S 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

*Quitclaim Deed – Maple Street - 1*

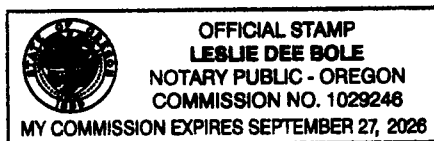
30.930 to 30.947), AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation 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.

IN WITNESS WHEREOF, said Grantor has executed this instrument this 6<sup>th</sup> day of July 2023.

Nancy M. Britton  
Nancy M. Britton, who is now known as  
Nancy M. Berven

STATE OF OREGON, County of Marion) ss.

This instrument was acknowledged before me on July 6<sup>th</sup>, 2023, by Nancy M. Britton, who is now known as Nancy M. Berven.



Leslie Dee Bole  
Notary Public for Oregon  
My Commission Expires: September 27, 2026