

2023-006487

Klamath County, Oregon



00318067202300064870030036

08/01/2023 10:47:12 AM

Fee: \$92.00

RECORDING REQUESTED
AND RETURN TO:

Josephine Reichanek
Vivian J. Romero-Gutierrez
343 Guitta Court
Hemet, California 92544

MAIL TAX STATEMENTS TO:

Josephine Reichanek
343 Guitta Court
Hemet, California 92544

QUITCLAIM DEED

The undersigned Grantor(s) declares:

Documentary Tax = 0.00

This is a bonafide gift and the Grantor received nothing in return.

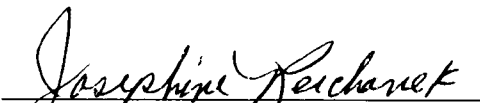
For good and valuable considerations, the receipt of which is hereby acknowledged, Josephine Reichanek and Vivian J. Romero-Gutierrez, with the right of survivorship, hereby quitclaim to Josephine Reichanek, an unmarried woman, the following described real property situated in the County of Klamath, State of Oregon:

SEE EXHIBIT "A" ATTACHED HERETO AND
INCORPORATED HEREIN BY THIS REFERENCE

Real property commonly known as: 36010 Modoc Point Road, Chiloquin, Oregon 97624

A.P.N.: R-3507-007CA-00300-000

Dated: 7/26/2023


Josephine Reichanek

MAIL TAX STATEMENTS TO:
Josephine Reichanek, 343 Guitta Court, Hemet, California 92544

ACKNOWLEDGMENT

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)
 ORANGE c.w.)
COUNTY OF RIVERSIDE)

On 7/26/2023, before me Cindy L. Wooten Notary Public, personally appeared Josephine Reichanek, 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 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.

Cindy L. Wooten
Notary Public

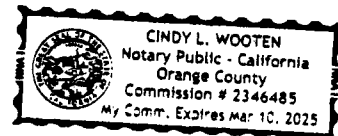


EXHIBIT "A"

PARCEL 1 OF KLAMATH COUNTY LAND PARTITION #55-92, IN KLAMATH COUNTY, OREGON.

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, 195.305 TO 195.336 AND SECTION 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 AND 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, 195.310 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 EIGHT, OREGON LAWS 2010.

A.P.N.: R-3507-007CA-00300-000