

AFTER RECORDING RETURN TO:

Title365
345 Rouser Road
Bldg 5, Suite 100
Coraopolis, PA 15108
File No. ORG-429285

MAIL TAX STATEMENTS TO:

Corrine Nichole Ochoa
2204 Greensprings Drive
Klamath Falls, OR 97601

Tax ID No.: 34639

QUITCLAIM DEED

THIS DEED made and entered into on this 24 day of August, 2023, by and between **CORRINE NICHOLE OCHOA, who acquired title as CORRINE NICHOLE LONG, a married woman**, residing at 2204 Greensprings Drive, Klamath Falls, OR 97601, hereinafter referred to as Grantor(s) and **CORRINE NICHOLE OCHOA, a married woman**, residing at 2204 Greensprings Drive, Klamath Falls, OR 97601, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s) do this day remise, release and quitclaim to the said Grantee(s) the following described real estate located in Klamath County, Oregon:

LOT 7 IN BLOCK 3, RIVERVIEW, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK, KLAMATH COUNTY, OREGON.

SUBJECT TO RESTRICTIONS, RESERVATIONS, EASEMENTS, COVENANTS, OIL, GAS OR MINERAL RIGHTS OF RECORD, IF ANY.

BEING PREVIOUSLY CONVEYED BY WARRANTY DEED FROM STEVEN DEAN FRYMIRE AND PATRICIA FRYMIRE, AS TENANTS BY THE ENTIRETY TO CORRINE NICHOLE LONG, DATED 08/24/2017, AND RECORDED ON 08/24/2017 AT DOCUMENT REFERENCE 2017-009593 IN KLAMATH COUNTY, OREGON.

Commonly known as: 2204 Greensprings Drive, Klamath Falls, OR 97601

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS (CHECK ONE):

- ☐ \$ _____
☐ For Valuable Consideration
☐ Love & Affection
☐ Gift
☒ To Change Vesting. See ORS 93.030.

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, rights-of-way and limitations of record, if any.


TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee(s) and unto the heirs, administrators, successors or assigns of the Grantee(s) forever in FEE SIMPLE.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON(S) TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE RIGHTS, IF ANY, OF THE PERSON(S) 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(S) 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.

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[SIGNATURE PAGE TO FOLLOW]

Dated this 24 day of August, 2023.

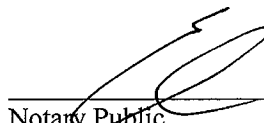


CORRINE NICHOLE OCHOA, who acquired title as
CORRINE NICHOLE LONG

STATE OF Oregon

COUNTY OF Clatsop

The foregoing instrument was acknowledged before me on this 24 day of August,
2023 by **CORRINE NICHOLE OCHOA, who acquired title as CORRINE NICHOLE LONG.**



Notary Public

Notary Public for State of Oregon

My Commission Expires 6/23/26

