

Prepared By:
Arianna Jo Meucci

2023-008220
Klamath County, Oregon



09/20/2023 11:49:39 AM

Fee: \$102.00

Returned at Counter

After Recording Return To:

Arianna Jo Meucci
188 Dahlia Street
Klamath Falls, Oregon 97601

Send tax statements
to grantee

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

On September 18, 2023 THE GRANTOR(S),

- Arianna Jo Meucci, a single person
- Grace Nguyen, a single person

for and in consideration of: One Dollar (\$1.00) and/or other good and valuable consideration conveys, releases and quitclaims to the GRANTEE(S):

- Grace Nguyen, a single person, residing at 4343 Landover Blvd, Spring Hill, Hernando County, Florida 34609

the following described real estate, situated in Sprague River, in the County of Klamath, State of Oregon

Legal Description: See exhibit A

Grantor does hereby convey, release and quitclaim all of the Grantor's rights, title, and interest in and to the above described property and premises to the Grantee(s), and to the Grantee(s) heirs and assigns forever, so that neither Grantor(s) nor Grantor's heirs, legal representatives or assigns shall have, claim or demand any right or title to the property, premises, or appurtenances, or any part thereof.

Tax Parcel Number: _____

Mail Tax Statements To:
Grace Nguyen
4343 Landover Blvd
Spring Hill, Florida 34609

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSONS 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 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.

[SIGNATURE PAGE FOLLOWS]

Grantor Signatures:

DATED: 9/18/2023



Arianna Jo Meucci
188 Dahlia Street
Klamath Falls, Oregon. 97601

Grantor Signatures:

DATED: 9/18/2023

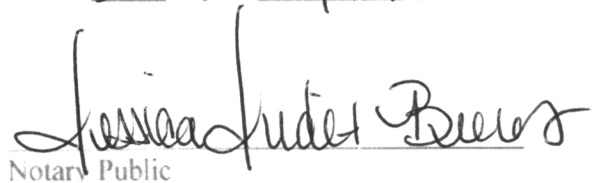
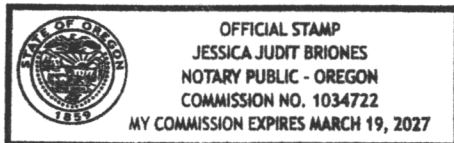


Grace Nguyen
4343 Landover Blvd
Spring Hill, Florida, 34609



STATE OF OREGON, COUNTY OF KLAMATH. ss:

This instrument was acknowledged before me on this 20th day of September,
2023 by Arianna Jo Meucci.

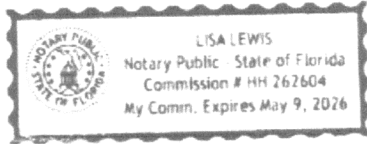

Notary Public

Notary Public
Title (and Rank)

My commission expires March 19, 2027

STATE OF FLORIDA, COUNTY OF HERNANDO, ss:

The foregoing instrument was acknowledged before me, by means of ☒ physical presence or ☐ online notarization, this 19 day of September, 2023 by Grace Nguyen, who are personally known to me or who have produced Florida Driver License as identification.



Lisa Lewis

Signature of person taking acknowledgment

Lisa Lewis

Name typed, printed, or stamped

Notary Public

Title or rank

Serial number (if applicable)

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

2021-004079

Klamath County, Oregon



00276169202100040790030032

03/18/2021 03:04:29 PM

Fee: \$92.00

Returned at Counter

This instrument was prepared by:

Arianna Meucci

27135 Walla Walla St

Chiloquin, OR 97624

Exhibit A

After recording, mail document

and tax statements to:

Grace Nguyen,

4343 Landover Blvd

Spring Hill, FL 34609

QUITCLAIM DEED

This Quitclaim Deed (the "Deed") is made effective this 14 day of January, 2021 (the "Effective Date") between Arianna Meucci (the "Grantor"), an individual whose mailing address is 27135 Walla Walla St, Chiloquin, OR 97624, and ~~Grace Nguyen, (the "Grantee"), individuals whose mailing address is 4343 Landover Blvd, Spring Hill, FL 34609.~~ ^{am} ~~Grace Nguyen~~ ^{**} Arianna Meucci & Grace Nguyen

tenants in common

WITNESSETH, that the Grantor, for and in consideration of the sum of 0 (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 Klamath County County, Oregon, and more particularly described as follows:

Lots 13 and 14, Block 49, Fourth Addition to Nimrod River Park, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.