

2023-009241

Klamath County, Oregon



00321376202300092410040041

10/26/2023 01:23:53 PM

Fee: \$97.00

Reserved for Deed Records Use

Quitclaim Deed

RECORDING REQUESTED BY (NAME):

Jaime L Szeremi

WHEN RECORDED MAIL TO (ADDRESS):

154 key hole dr

AND MAIL TAX STATEMENTS TO (NAME AND ADDRESS):

Stefan W Heitzman

136841 Jug Dr, Crescent, OR 97733, USA

By this instrument, Jaime L Heitzman now Jaime Szeremi, not married, of 154 key hole dr, (the "Grantor"), releases, as well as quitclaims, unto Stefan W Heitzman, not married, of 136841 Jug Dr, Crescent, OR 97733, USA, (the "Grantee") all right, title and interest in and to the following described real property situated in Klamath County, Oregon:

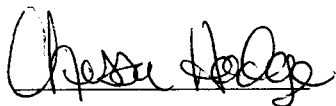
136841 jug Dr crescent oregon. *see exhibit A*

The true consideration for this conveyance is \$ 10, the receipt and sufficiency of which is hereby acknowledged.

Returned at Counter

Dated this 26th day of October, 2023.


Signed in the presence of:



Witness signature

Chessa Hodge

Witness name


Jaime L Heitzman now Jaime Szeremi

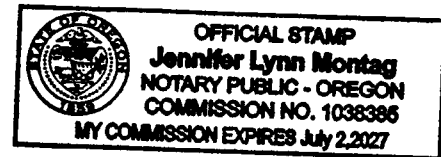
Grantor Acknowledgement

STATE OF OREGON

COUNTY OF Klamath

Acknowledged before me, Jennifer Lynn Montag a Notary Public, this 26 day of October, 2023 by Jaime L Heitzman ~~now~~ Jaime Szeremi, known to me (or proven on the basis of satisfactory evidence) to be the Grantor, who has acknowledged the said instrument to be the Grantor's voluntary and lawful act and deed.

Jennifer Lynn Montag
Notary Public for the State of Oregon
County of Klamath



My commission expires: 7/02/2027

NS
01 DEC 28 AM 9:46Vol M01 Page 66466

THOMAS & EDITH SPRADLIN

511 KODIAK

EUGENE, OR 97401

Grantor's Name and Address

~~SAME~~ Heitzman

Grantee's Name and Address

After recording, return to (Name, Address, Zip):

STEFAN & JAMIE HEITZMAN

136841 JUG DRIVE

CRESCENT, OR 97733

Until requested otherwise, send all tax statements to (Name, Address, Zip):

SAME AS ABOVE

SPACE RESERVE
FOR
RECORDER'S USE

State of Oregon, County of Klamath nty
 Recorded 12/28/01, at 9:46 a m
 in Vol. M01 Page 66466
 Linda Smith, County Clerk ---
 Fee \$ 21.00 # of Pgs 1
 by _____, Deputy.

SPECIAL WARRANTY DEED

KNOW ALL BY THESE PRESENTS that THOMAS G. SPRADLIN AND EDITH W. SPRADLIN,
 HUSBAND AND WIFE

hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by STEFAN W. HEITZMAN AND
 JAMIE L. HEITZMAN, HUSBAND AND WIFE

hereinafter called grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns,
 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 2, Block 1, Tract No. 1255, RAMEY ACRES SUBDIVISION, in the County of Klamath,
 State of Oregon.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that the real property is free
 from encumbrances created or suffered thereon by grantor and that grantor will warrant and defend the same and every part and
 parcel thereof against the lawful claims and demands of all persons claiming by, through, or under the grantor. CONTRACT

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ FULL FILLMENT OF. However, the
 actual consideration consists of or includes other property or value given or promised which is ☒ the whole ☐ part of the (indicate
 which) consideration. (The sentence between the symbols @, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be
 made so that this deed shall apply equally to corporations and to individuals.

In witness whereof, the grantor has executed this instrument this 30th day of November, 2001; if grantor
 is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do
 so by order of its board of directors.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN
 THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGU-
 LATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON
 ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPRO-
 PRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES
 AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST
 PRACTICES AS DEFINED IN ORS 30.930.

Thomas G. Spradlin
 THOMAS G. SPRADLIN

Edith W. Spradlin
 EDITH W. SPRADLIN

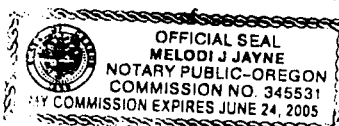
STATE OF OREGON, County of Lane ss.

This instrument was acknowledged before me on November 30, 2001
 by Mr. & Mrs. Thomas Spradlin

This instrument was acknowledged before me on November 30, 2001

by _____

as _____



Melodi J. Jayne
 Notary Public for Oregon

My commission expires June 24, 2005