

2023-010663

Klamath County, Oregon



00323050202300106630040042

12/13/2023 02:42:37 PM

Fee: \$97.00

This instrument was prepared by:

Michael David Motaschenbacher

3384 Footh Creek Road

97525

Tax statements
Once recorded, return to:

Stacy Christine Motschenbacher

31818 Mountain Lakes Dr.

Klamath Falls, Oregon 97601

This Space for Recorder's Use Only.

Oregon Quitclaim Deed

State of Oregon, County of Klamath

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of

Two hundred eighty three thousand, six hundred US Dollars (\$ 283,600.00) in hand, paid to

Michael David Motschenbacher,

an unmarried individual

with an address of

3384 Footh Creek Road, Gold Hill, Oregon 97525

(the "Grantor" or "Grantors"), does/do hereby remise, release, and forever quit claim to

Stacy Christine Motschenbacher,

an unmarried individual

with an address of

31818 Mountain Lakes Dr., Klamath Falls, Oregon 97601

(the "Grantee" or Grantees") all the rights, title, interest, and claim in or to the following

described real estate, situated in Klamath County, Oregon, to wit:

A complete legal description of the real property being conveyed by this instrument is attached hereto on page 4 as EXHIBIT A.

Tax Parcel ID Number 320414

The property identified herein ☐ is -OR- ☒ is not registered as the homestead of the Grantor(s).

Until amended, tax information shall be sent to:

Name: Stacy Christine Motschenbacher

Address: 31818 Mountain Lakes Dr., Klamath Falls, Oregon 97601

TO HAVE AND TO HOLD, all and singular the described property, together with the tenements, hereditaments, and appurtenances belonging, or in anywise appertaining thereto, unto the Grantee(s), and their heirs and assigns forever.

IN WITNESS WHEREOF, the Grantor(s) has/have duly executed this Quitclaim Deed as of the date hereinunder.

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 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 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Grantor Signature: Michael David Motschenbacher Date: 12-11-23
Printed Name: Michael David Motschenbacher

Grantor Signature: _____ Date: _____
Printed Name: _____

NOTARY 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 Oregon)
County of Jackson)

On 12-11-23 before me, Danielle Longtain,
personally appeared Michael David Motschbacher,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the state of Oregon that the foregoing paragraph
is true and correct.

WITNESS my hand and official seal.

Signature [Signature]
Printed Name Danielle Longtain
My Commission Expires 9-19-23

(Seal)

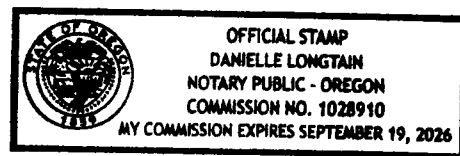


EXHIBIT A

Legal description of the real property being conveyed by this instrument.

CODE: 078 PLC: 401. Acres: 1.00 MAP: 3606-017D0-6000 31818 Mountain Lakes Dr., Klamath Falls, Oregon 97601

Lot 25 in block 7 of Tract 1017, Mountain
Lakes Homesites, according to the official plat
thereof on file in the office of the county
Clerk of Klamath County, OR