

2023-010941

Klamath County, Oregon

12/22/2023 12:14:01 PM

Fee: \$97.00

AmeriTitle

File No: 610063AM

2000497941

After Recording, Send to:

ServiceLink, LLC

1355 Cherrington Parkway

Moon Township, PA 15108

Grantee(s) Tax-Mailing Address: Marc Orlando and Jodi Orlando
1412 Devonridge Drive, Klamath Falls, OR 97601

Consideration \$0.00

Parcel Number: 3909-005DB-01300

QUITCLAIM DEED

Marc Orlando, ("Grantor"), of **1412 Devonridge Drive, Klamath Falls, OR 97601**, for and in consideration of \$0.00 (Zero Dollars and Zero Cents) and other good and valuable consideration in hand paid, receipt of which is hereby acknowledged, conveys and quitclaims to **Marc Orlando and Jodi Orlando**, husband and wife as tenants by the entirety, ("Grantee"), whose tax mailing address is **1412 Devonridge Drive, Klamath Falls, OR 97601**, with quitclaim covenants, the following described real estate:

Lot 5 of TRACT 1265 OF DEVONRIDGE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

ALSO a parcel of land located in the SE1/4 of Section 5, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being portions of Lots 3, 4 and 6 of TRACT 1265 DEVONRIDGE and being more particularly described as follows:

Beginning at the Northeast corner of Lot 5, TRACT 1265, DEVONRIDGE; thence South 89° 30' 00" East 186.51 feet to the Northeast corner of Lot 6; thence along the Easterly boundary of Lot 6 South 00° 31' 12" West 114.54 feet; thence South 27° 57' 36" East 84.56 feet; thence leaving said Lot 6 boundary, South 48° 20' 08" West 65.39 feet; thence South 00° 12' 06" West 113.88 feet; thence South 00° 23' 17" West 147.54 feet; thence South 27° 12' 55" East 151.60 feet to the Northwest corner of Lot 2; thence North 89° 28' 49" West 249.90 feet to the Southeast corner of Lot 5; thence North 00° 31' 12" East 628.32 feet to the point of beginning. Reference is made to Property Line Adjustment No. 13-96.

Property Address is: 1412 Devonridge Drive, Klamath Falls, OR 97601

Prior deed recorded at Instrument No. 2016-006890

Title to the property hereinabove described is subject to the following: a) real estate taxes and assessments not yet due and payable; b) zoning laws and ordinances; c) covenants, conditions, restrictions of record and easements for the use of public utilities; d) legal roads and highways; and e) any rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantors, either in law or equity, to the only proper use, benefit and behalf of the grantees forever.

The true and actual consideration for this transfer is \$0.00.

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.

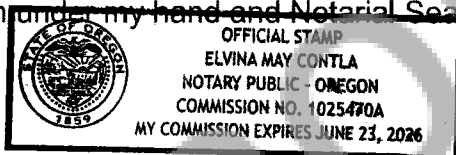
Executed by the undersigned on 12/16/, 2023

Marc Orlando
Marc Orlando

STATE OF Oregon
COUNTY OF Clatsop

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT **Marc Orlando**, personally known to me, or has produced OR Drivers License, as identification, to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that (he)/she/they signed, sealed, and delivered the said instrument as (his)/her/their free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 6 day of December, 2023.



Elvina May Contla
Notary Public

Prepared by: Sarah Cordell, Esq., Cordell Law LLC, 5315 N Clark Street #173, Chicago, IL 60640, (866) 363-3337.

The preparer of this instrument has neither been requested to nor has the preparer conducted a title search or an inspection of the real property transferred hereby. No representations or warranties as to accuracy of the description, the status of title or condition of the real property have been made by the preparer.

