

2024-000135

Klamath County, Oregon

Returned at Counter



00323771202400001350040040

01/05/2024 10:42:20 AM

Fee: \$97.00

This instrument was prepared by:

Richard A. Randolph

8399 Oakmiont Drive

Sanrta roda CA 95409

Once recorded, return to:

Faith Wilkins

140 South First St P.O. Box 204

Chiloquin OR 97624

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

-0- Donation US Dollars (\$ 0.00) in hand, paid to

Randolph Family Trust created April 17, 1995,

a California Trust with an address of

8399 Oakmont Drive Santa Rosa CA 95409

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

Chiloquin Visions in Progress,

an Oregon Corporation with an address of

140 South First St. P.O. Box 204 Chiloquin OR 97624

(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 341311

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: faith Wilkins

Address: 140 South First St P.O. Box 204 Chiloquin OR 97624

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 hereinafter.

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: Richard A. Randolph Date: 11/27/23
Printed Name: Richard A. Randolph

Grantor Signature: N/A Date: _____
Printed Name: _____

EXHIBIT A

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

MAP 3611-003C0-06200 Block 22 Lot 2 Nimrod Park 2nd Addition

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 California
County of Sonoma)

On 11/27/2023 before me, Ken Genazzi, Notary Public
(insert name and title of the officer)

personally appeared Richard A. Randolph
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 California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature  (Seal)

