

2024-000795

Klamath County, Oregon

01/31/2024 11:58:01 AM

Fee: \$87.00

After recording, please send to:

Angela Downs

4663 Frieda Ave.

Klamath Falls, OR 97603

\* Please also send tax statements to above address.

SITUS: 2665 Bear Flat Road, Chemult, OR

**Quitclaim Deed**

This Quitclaim Deed, executed this 22 of January, 2024.

By Grantor, **Jamey Downs**,  
To Grantee, **Angela Downs**.

**WITNESSETH**, that the said Grantor does hereby remise, release, and quitclaim unto said Grantee forever, all the right, title, interest, and claim which the said Grantor has in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Klamath, State of Oregon, To Wit:

**See Exhibit A.**

The true and actual consideration for this conveyance is in compliance with the General Judgment of Dissolution of Marriage entered in Klamath County Circuit Court on January 22 2024 (Case #23DR14538).

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.

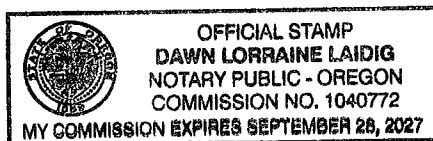
**IN WITNESS WHEREOF**, That said Grantor has signed and sealed these presents the day and year first above written. Signed, sealed, and delivered in the presence of:

  
Jamey Downs, Grantor

State of Oregon  
County of Klamath

The above-mentioned person, **Jamey Downs**, appeared before me and acknowledged that he executed the above instrument.

Affirmed before me on January 22, 2024.



  
Notary Public  
My Commission Expires: 9/28/27

Exhibit A

**PARCEL 1:**

**The South half of the Southeast quarter of the Southeast quarter of the Northwest quarter of Section 16, Township 28 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.**

**PARCEL 2:**

**The East 1/2 Northeast 1/4 Northeast 1/4 Southwest 1/4 Section 16, Township 28 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon. Less that portion lying in the right of way of U.S. Forest Service Road No. 283 along the South line.**

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

**2808-01600-03100**

**2808-01600-03000**