

Prepared By:  
Erik J Miles



00324686202400008720030033

02/02/2024 01:58:05 PM

Fee: \$92.00

Returned at Counter

After Recording Return To: Erik Miles  
3008 Cortez St  
Klamath Falls, Oregon 97601  
Send tax statements

SPACE ABOVE THIS LINE FOR RECORDER'S USE

## QUITCLAIM DEED

On February 01, 2023 THE GRANTOR(S),

- Chelsea Renay Miles, and Erik John Miles, a formerly married couple who were divorced on July 29, 2021,

for and in consideration of: One Dollar (\$1.00) and/or other good and valuable consideration conveys, releases and quitclaims to the GRANTEE(S):

- Erik John Miles, a single person, residing at 3008 Cortez St, Klamath Falls, Klamath County, Oregon 97601

as joint tenants with rights of survivorship, the following described real estate, situated in Klamath Falls, in the County of Klamath, State of Oregon

Legal Description:

Lot 18 in Block 12 of Stewart, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. (Property 5360647/ Tax Lot No.,3909-007BD-04800

Grantor does hereby convey, release and quitclaim all of the Grantor's rights, title, and interest in and to the above described property and premises to the Grantee(s), and to the Grantee(s) heirs

and assigns forever, so that neither Grantor(s) nor Grantor's heirs, legal representatives or assigns shall have, claim or demand any right or title to the property, premises, or appurtenances, or any part thereof.

A transfer as part of the division of property in a divorce

Tax Parcel Number: 5360647/Tax Lot No.,3909-007BD-04800

Mail Tax Statements To:  
Erik John Miles  
3008 Cortez St  
Klamath Falls, Oregon 97601

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.

**[SIGNATURE PAGE FOLLOWS]**

**Grantor Signatures:**

DATED: 2-3-23

[Signature]

Chelsea Renay Miles  
513 Alice St. Apt. A  
Medford, Oregon  
97501

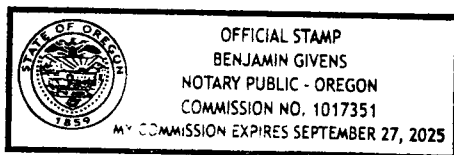
DATED: 2 Feb 2024

[Signature]

Erik John Miles  
3008 Cortez St.  
Klamath Falls, Oregon  
97601

STATE OF OREGON, COUNTY OF JACKSON, ss:

This instrument was acknowledged before me on this 3<sup>rd</sup> day of February,  
2023 by Chelsea Renay Miles.



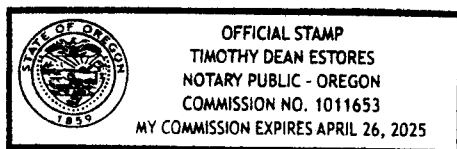
[Signature]  
Notary Public

Store Lead Associate (Notary)  
Title (and Rank)

My commission expires Sep. 27<sup>th</sup>, 2025

STATE OF OREGON, COUNTY OF KLAMATH, ss:

This instrument was acknowledged before me on this 2 day of February,  
2024 by Erik John Miles.



[Signature]  
Notary Public

Signature of person taking acknowledgment

Relationship Banker - notary  
Title (and Rank)

My commission expires 4/26/2025