

2024-000898

Klamath County, Oregon



00324720202400008980020029

02/05/2024 11:38:31 AM

Fee: \$87.00

After Recording Return To:

James Walden
147018 Bills Road
Gilchrist, OR 97737

Until a change is requested, all tax
statements shall be sent to the
address listed above.

Space Above This Line for Recorder's Use

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, That **Susan Walden**, residing at 281 NW Greenwood Avenue, County of Deschutes, City of Redmond, State of Oregon (hereinafter known as the "Grantor") hereby releases and quit claims to **James Walden**, residing at 147018 Bills Road, County of Klamath, City of Gilchrist, State of Oregon (hereinafter known as the "Grantee") the true and actual consideration paid for this conveyance is **\$0.00** (see ORS 93.030), and releases all the rights, title, interest, and claim in or to the following described real property, situated in Klamath County, Oregon described as follows, to-wit:

**Lot 12 in Block 9, Jack Pine Village
Klamath County, OR**

For information only, recording no.: 2017-000587
Situs Address: 147018 Bills Road, Gilchrist, OR 97737

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 for the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

"BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S 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, the Grantor has executed this instrument this 29 day of

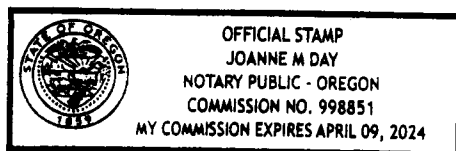
January, ~~2023~~ ^{Sw} 2024

Susan Walden
Susan Walden

STATE OF OREGON)
) ss.
COUNTY OF DESCHUTES)

SUBSCRIBED and SWORN to before me this 29 day of January, ~~2023~~ ²⁰²⁴
by Susan Walden.

Joanne M. Day
Notary Public



My Commission Expires: Apr. 9, 2024