

2024-001279

Klamath County, Oregon



00325197202400012790040046

02/16/2024 12:37:20 PM

Fee: \$97.00

Returned at Counter

Donald Umber

Quitclaim Deed

RECORDING REQUESTED BY Don w Umber

AND WHEN RECORDED MAIL TO: And taxes

Karissa Whit sell, Grantee(s)

P.O. Box 273 Sprague River

Oregon 97639

Consideration: \$ 0 Trade straight Across

Property Transfer Tax: \$ ~~245.194~~ 0

Assessor's Parcel No.: 245194

PREPARED BY: Donald W. Umber certifies herein that he or she has prepared this Deed.

Donald W. Umber
Signature of Preparer

2-16-24
Date of Preparation

Donald W. Umber
Printed Name of Preparer

THIS QUITCLAIM DEED, executed on 2-16-24 in the County of

Klamath, State of Oregon

by Grantor(s), Donald w Umber,

whose post office address is _____,

to Grantee(s), Karissa Whit sell, P.O. Box 273 Sprague River 97639

whose post office address is 30634 Turtle rock dr. Chilquin 97624

WITNESSETH, that the said Grantor(s), Donald w Umber,

for good consideration and for the sum of Traded properties

(\$ 0) paid by the said Grantee(s), the receipt whereof is hereby acknowledged,

does hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title

interest and claim which the said Grantor(s) have in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Klamath , State of Oregon and more specifically described as set forth in EXHIBIT "A" to this Quitclaim Deed, which is attached hereto and incorporated herein by reference.

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

GRANTOR(S):

Donald W. Umber

Signature of Grantor

Donald W. Umber

Print Name of Grantor

Signature of Second Grantor (if applicable)

Print Name of Second Grantor (if applicable)

Signature of First Witness to Grantor(s)

Print Name of First Witness to Grantor(s)

Signature of Second Witness to Grantor(s)

Print Name of Second Witness to Grantor(s)

GRANTEE(S):

Karissa M. Whitself

Signature of Grantee

Karissa M. Whitself

Print Name of Grantee

Signature of Second Grantee (if applicable)

Print Name of Second Grantee (if applicable)

Signature of First Witness to Grantee(s)

Print Name of First Witness to Grantee(s)

Signature of Second Witness to Grantee(s)

Print Name of Second Witness to Grantee(s)

NOTARY ACKNOWLEDGMENT

State of Oregon

County of Klamath

On February 16 2024, before me, Alfred Smith, a notary
public in and for said state, personally appeared, Donald Umber and
Kerissa Whitsett

who are known to me (or proved to me on the basis of satisfactory evidence) to be the persons
whose names are subscribed to the within instrument and acknowledged to me that they ex-
ecuted the same in their authorized capacities, and that by their signatures on the instrument the
persons, or the entity upon behalf of which the persons acted, executed the instrument.

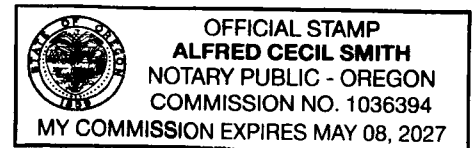
WITNESS my hand and official seal

Signature of Notary

Affiant Known _____ Produced ID ☒

Type of ID State ID on both

(Seal)



2017-007257

Klamath County, Oregon



00206117201700072570010013

06/30/2017 12:33:11 PM

Fee: \$42.00

Grantor's Name and Address:

Klamath County
305 Main St, Rm 121
Klamath Falls, OR 97601

Grantee's Name and Address:

Don Umber
PO Box 1415
Chiloquin, OR 97624

After recording, return to (Name, Address, Zip):

Don Umber
PO Box 1415
Chiloquin, OR 97624

Until requested otherwise, send all tax statements to (Name, Address, Zip):

Don Umber
PO Box 1415
Chiloquin, OR 97624

Exhibit A

QUITCLAIM DEED

KNOW ALL BY THESE PRESENTS that Klamath County, a political subdivision of the State of Oregon hereinafter called grantor, for the consideration hereinafter stated, does hereby remise, release and forever quitclaim unto **Don Umber**, hereinafter called grantee, and unto grantee's heirs, successors and assigns, all of the grantor's right, title and interest in that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

Description of real property: Lot 41, Block 24, Tract 1113, Oregon Shores, Unit 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. APN: R245194 MapTaxLot: R-3507-018DD-01200-000

Subject to covenants, conditions, restrictions, easements, reservations, rights, rights of way and all matters appearing of record.

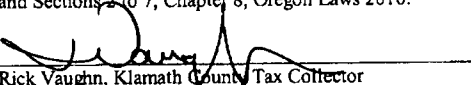
To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is **\$900.00**.

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the grantor has executed this instrument on **6/28/2017**; if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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, and 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.

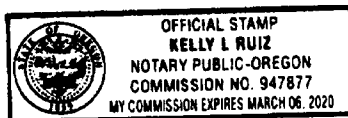

Rick Vaughn, Klamath County Tax Collector


STATE OF OREGON, County of KLAMATH) ss.

This instrument was acknowledged before me on this 30 day of June, 2017, by Rick Vaughn, as Klamath County Tax Collector, duly authorized and directed to sign this instrument in lieu of the Chairman of the Board of County Commissioners of Klamath County, Oregon, and the duly elected qualified and acting Commissioners, respectively, of said County and State; and said Klamath County Tax Collector acknowledged said instrument to be the free act and deed of said County.

(SEAL)

IN WITNESS WHEREOF, I hereto set my hand and official seal.




Notary Public for the State of Oregon

My Commission Expires: March 6, 2020