

2024-001304

Klamath County, Oregon



00325237202400013040050050

02/20/2024 01:38:15 PM

Fee: \$102.00

After recording, return to:
Anthony and Muriel Godfrey
26761 Calle Maria
Capistrano Beach, CA 92624

Until a change is requested,
all tax statements should be sent to:
Anthony and Muriel Godfrey
26761 Calle Maria
Capistrano Beach, CA 92624

QUITCLAIM DEED

Under ORS 93.865

The grantor,
Muriel Nicole Godfrey, a married woman
3340 Forest View Dr.
Chiloquin, OR 97624

for the true and actual consideration of
\$1.00

RELEASES AND QUITCLAIMS to the grantee,
Anthony and Muriel Godfrey Family Trust
26761 Calle Maria
Capistrano Beach, CA 92624

all right, title, and interest in and to the following described real property:

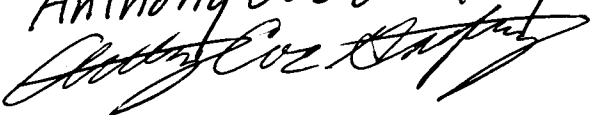
Code: 118 PCL: 101
Map: 3507-006DB-01800
Acres: 0.23
Situs: 3340 Forest View Dr Chiloquin, OR
Oregon Shores Tract 1050, Block 9 Lot 2

And commonly known as: 3340 Forest View Dr Chiloquin, OR
Parcel ID: PID: 1 Tax Account #: 228747


This conveyance is made subject to:

Easements, restrictions, and right of way appearing of record or inforceable in law and equity, and general property taxes for the year 2023 and there after. With the right of survivalship.

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, CHAPTERS 885, 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 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 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424 OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTERS 885, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Anthony Coe Godfrey Trustee


2/12/2024

Muriel Nicole Godfrey, Trustee


2/12/2024

Loose Certificate
Attached to Document

CALIFORNIA ACKNOWLEDGMENT

CIVIL CODE § 1189

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

Orange

On

February 18, 2024

Date

before me,

Cynthia Reeve Landis, Notary Public

Here Insert Name and Title of the Officer

personally appeared

Muriel Nicole Godfrey and Anthony

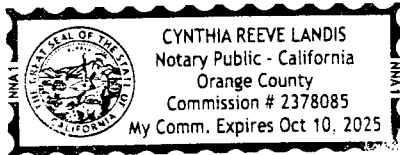
Name(s) of Signer(s)

Coe Godfrey

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.



Place Notary Seal and/or Stamp Above

Signature

Cynthia Reeve Landis

Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document:

Quit claim Deed

Document Date:

February 18, 2024

Number of Pages:

2

Signer(s) Other Than Named Above:

None**Capacity(ies) Claimed by Signer(s)**

Signer's Name:

☐ Corporate Officer – Title(s):☐ Partner – ☐ Limited ☐ General☐ Individual☐ Attorney in Fact☐ Trustee☐ Guardian or Conservator☐ Other:

Signer is Representing:

Signer's Name:

☐ Corporate Officer – Title(s):☐ Partner – ☐ Limited ☐ General☐ Individual☐ Attorney in Fact☐ Trustee☐ Guardian or Conservator☐ Other:

Signer is Representing:



Klamath County-Assessor

Phone: (541) 883-5111
FAX: (541) 851-3957
E-mail: nbigby@klamathcounty.org

KLAMATH COUNTY GOVERNMENT CENTER — 305 MAIN STREET • KLAMATH FALLS, OREGON 97601

Certificate of Taxes Paid

Klamath County has received notice of application for status change of a manufactured home. This certifies that there are no taxes owed to Klamath County for the current year.

Signature

2.9.2024

Date

64566 / 228747

Property Tax Account Number

This certification is valid through 5.15.2024 and only for Home ID: 232474

Klamath County Assessor

Date: 2.9.2024

Received

OFFICE USE ONLY:

- ☐ TRIP PERMIT
- ☒ OWNERSHIP CHANGE
- ☐ MOVING OUT OF COUNTY

Klamath County
2023 Real Property Assessment Report
Account 228747

Map 3507-006DB-01800
Code - Tax ID 118 - 228747

Tax Status Assessable
Account Status Active
Subtype NORMAL

Legal Descr OREGON SHORES TRACT 1053
Block - 9 Lot - 2

Mailing GODFREY MURIEL NICOLE
26761 CALLE MARIA
CAPO BEACH CA 92624

Deed Reference # See Record
Sales Date/Price See Record
Appraiser UNKNOWN

Property Class 101 MA SA NH
RMV Class 101 09 42 009

Site	Situs Address	City
	3340 FOREST VIEW DR	CHILOQUIN

		Value Summary					
Code Area		RMV	MAV	AV		RMV Exception	CPR %
118	Land	17,560	17,400	17,400	Land	0	
	Impr	13,110	12,320	12,320	Impr	0	
Code Area Total		30,670	29,720	29,720		0	
Grand Total		30,670	29,720	29,720		0	

Land Breakdown									
Code Area	ID #	RFPD	Ex	Plan Zone	Value Source	Trend %	Size	Land Class	Trended RMV
118					CONVERTED OSD	100			7,000
	1	<input checked="" type="checkbox"/>		R2	Residential Site	152	0.23 AC		10,560
Code Area Total							0.23 AC		17,560

Improvement Breakdown									
Code Area	ID #	Year Built	Stat Class	Description	Trend %	Total Sqft	Ex%	MS Acct	Trended RMV
118	1		130	Res Other Improvement Cls 3	113	0			13,110
	1	1979	451	MS Single wide	147	1,164		R-64566	72,640
Code Area Total						1,164			85,750

Exemptions / Special Assessments / Notations									
Code Area 118									
Tax Notations									
■ TAX NOTATION OTHER									
Fire Patrol						Amount	Acres	Year	
■ KLAMATH LAKE GRAZING						18.75	0.23	2023	
Fire Patrol						Amount	Acres	Year	
■ FIRE PATROL SURCHARGE						47.50		2023	

MS Accounts 118 - R-64566
*** The Real MS value is not included in the total of the real account

Comments 1980 NEWMOON K-003960 X169824