

2024-001440

Klamath County, Oregon



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02/26/2024 08:28:11 AM

Fee: \$97.00

Returned at Counter

This instrument was prepared by:

Dawn StropeSend tax statements
Once recorded, return to:Dawn Strope & Cong
Morello3330 NE 3rd St N
Bremerton WA 98311

This Space for Recorder's Use Only.

Oregon Quitclaim DeedState of Oregon, County of Klamath**KNOW ALL MEN BY THESE PRESENTS**, that for and in consideration of the sum ofsix thousand US Dollars (\$ 6000) in hand, paid to
Andrew Hopkins

with an address of

2453b Bossburg Rd Evans WA 99211

(the "Grantor" or "Grantors"), does/do hereby remise, release, and forever quit claim to

Cong Morello and Dawn Strope

with an address of

11220 S. Sherman Rd #316 Cheney WA 99004

(the "Grantee" or Grantees") all the rights, title, interest, and claim in or to the following

described real estate, situated in Klamath County, Oregon, to wit:**A complete legal description of the real property being conveyed by this instrument is attached hereto on page 4 as EXHIBIT A.**Tax Parcel ID Number R-351D-015C0-00700-000The property identified herein ☒ is **-OR-** ☐ is not registered as the homestead of the Grantor(s).

Until amended, tax information shall be sent to:

Name: Andrew HopkinsAddress: 2453b Bossburg Rd Evans WA 99211

TO HAVE AND TO HOLD, all and singular the described property, together with the tenements, hereditaments, and appurtenances belonging, or in anywise appertaining thereto, unto the Grantee(s), and their heirs and assigns forever.

IN WITNESS WHEREOF, the Grantor(s) has/have duly executed this Quitclaim Deed as of the date hereinunder.

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, 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.

Grantor Signature:



Date:

2-22-24

Printed Name:

Andrew Lee Hopkins

Grantor Signature:

Date:

Printed Name:

NOTARY ACKNOWLEDGMENT

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 ~~Oregon~~ ^V Washington
County of Stevens

On 02/22/2024 before me, Bethany Walker
Andrew Hopkins
personally appeared Andrew Hopkins
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 Oregon that the foregoing paragraph
is true and correct.

WITNESS my hand and official seal.

Signature B N Walker
Printed Name Bethany N Walker
My Commission Expires Aug 21, 2027

BETHANY N WALKER
Notary Public
State of Washington
Commission # 23029841
My Comm. Expires Aug 21, 2027

(Seal)

EXHIBIT A

Legal description of the real property being conveyed by this instrument.

Klamath Forest Estates, LOT 27

Block 5 APN: R21008210

Maptax lot R 3510-015CD-00700-000