



00326531202400023040030037

03/27/2024 11:51:53 AM

Fee: \$92.00

**Prepared By**

Name: Kenneth Werdeman  
Address: 23015 Pheasant Ln  
PO Box 321 Sprague River  
State: OR. Zip Code: 97639

**After Recording Return To  
And tax statements**

Dianne Louise Utterback  
Address: PO Box 392  
Sprague River  
State: OR. Zip Code: 97639

Space Above This Line for Recorder's Use

**OREGON QUIT CLAIM DEED**

STATE OF OREGON

COUNTY OF Klamath


KNOW ALL MEN BY THESE PRESENTS, That. Kenneth E Werdeman, a  
\_\_\_\_\_, residing at PO Box 321., County of Klamath \_\_, City of sprague  
river \_\_, State of OR\_\_ (hereinafter known as the "Grantor(s)") hereby releases and  
quitclaims to Dianne Louise Utterback, residing at PO Box 392, County of Klamath \_\_,  
City of Sprgue River \_\_, State of OR\_\_ (hereinafter known as the "Grantees(s)") for the  
sum of three thousand five hundred dollars \_\_ (\$3500.00\_\_) and releases all the rights,  
title, interest, and claim in or to the following described real estate, situated in the  
County of Klamath, Oregon to-wit:

Klamath Forest Estates  
Block 13. Lot 21  
Map: R-3510-023B0-05900-000  
Code: 072

**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.

Returned at: Counter

"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."

  
\_\_\_\_\_  
Grantor's Signature  
KENNETH E Worden  
\_\_\_\_\_  
Grantor's Name  
P.O. Box 321  
\_\_\_\_\_  
Address  
SPRAGUE RIVER, OR 97639  
\_\_\_\_\_  
City, State & Zip

\_\_\_\_\_  
Grantor's Signature  
\_\_\_\_\_  
Grantor's Name  
\_\_\_\_\_  
Address  
\_\_\_\_\_  
City, State & Zip

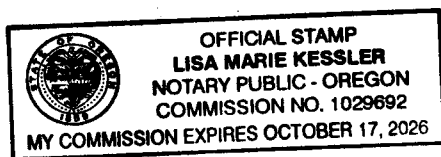


STATE OF OREGON)

COUNTY OF Klamath.

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Kenneth E. Werdeman whose names are signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they, executed the same voluntarily on the day the same bears date.

Given under my hand this 27 day of March, 2024.



Lisa M. Kessler.  
Notary Public

My Commission Expires: October 17, 2026

AL STAMP  
IE KESSLER  
BLIC - OREGON  
N NO. 1029692  
OCTOBER 17, 2026