

Returned at Counter

AFTER RECORDING RETURN TO:
PARKS & RATLIFF, PC
620 Main Street
Klamath Falls OR 97601

SEND TAX STATEMENTS TO:
Carol Skye Davis
2187 State Road 1
Socorro, NM 87801

OWNER MAKING THIS DEED:
Carol Skye Davis
2187 State Road 1
Socorro, NM 87801

2024-002350

Klamath County, Oregon



00326591202400023500010013

03/28/2024 10:50:29 AM

Fee: \$82.00

CORRECTION DEED

WHEREAS, on June 29, 2023, as Instrument No. 2023-005809 in Klamath County Records, CAROL SKYE DAVIS, formerly known as Carol L. Berge, mistakenly executed a Quitclaim Deed as a means of estate planning, a certified copy of which is attached as Exhibit 1, and incorporated herein by reference, in which she intended instead to execute a form of deed that would only transfer real property upon her death, and not sooner; and

WHEREAS, in order to correct this mistake, CAROL SKYE DAVIS, formerly known as Carol L. Berge, hereby executed this deed to replace in its entirety and supplant the Quitclaim Deed previously described, *nunc pro tunc*, in order to transfer at her death the property to the beneficiary herein named, pursuant to ORS 93.948 *et seq.*

NOW THEREFORE, know all these presents that I, CAROL SKYE DAVIS, formerly known as Carol L. Berge, designate the following beneficiary if the beneficiary survives me: LISA DAWN DUENAS, of 740 Carr Avenue, Santa Rosa, CA 95404

The legal description of the real property, located Klamath, Oregon, is as follows: The South 1/2 of the South 1/2 of the Northwest 1/4 of the Southwest 1/4 of Section 25, Township 39 South, Range 11 East of the Willamette Meridian.

At my death, I transfer my interest in the above-described property to the beneficiary as also designated above. Before my death, I have the right to revoke this deed.

The true and actual consideration for this transfer, stated in terms of dollars, is \$0.00, as this deed is made for estate and gift purposes.

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, SECTION 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTION 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

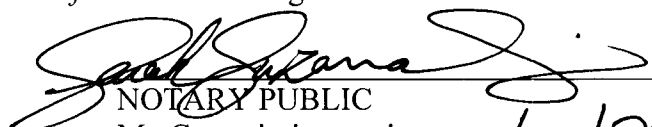
IN WITNESS WHEREOF, the grantors has executed this instrument this 21st day of March, 2024.


CAROL SKYE DAVIS, *aka* Carol L. Berge

STATE OF New Mexico; County of Socorro) ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME this 21st day of March, 2024, by CAROL SKYE DAVIS *aka* Carol L. Berge.




NOTARY PUBLIC
My Commission expires: 08/01/2026