

2024-002447

Klamath County, Oregon

04/02/2024 08:32:01 AM

Fee: \$87.00

After recording return to and
Please send tax statements to:
Mary Francis
926 Buena Vista Street
Klamath Falls, OR 97601

File No. PNEN211747

QUITCLAIM DEED

Mary Deborah Francis, an unmarried woman

Grantor(s), hereby releases and quitclaims to

Mary Francis, an unmarried woman

Grantee(s), all right, title and interest in and to the following described real property situated in the County of Klamath, State of Oregon, described as follows, to wit:

Lot 4, Block 11, TRACT 1143, RESUBDIVISION of a portion of Blocks 11, 12, 13 and 14, BUENA VISTA ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$0.00

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 192.300, 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 SECTION 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 192.300, 195.301 AND 195.305 TO 195.536 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.

In Witness Whereof, the grantor has executed this instrument; if a corporate grantor, 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.

Dated: March 25, 2024

Mary Francis

Mary Deborah Francis

State of Virginia, County of Newport News

This record was acknowledged before me on 3/28/2024 by Mary Deborah Francis

Alexis Leighanne Howe

Signature of notary public

Commission Expires: 09/30/2026

ALEXIS LEIGHANNE HOWE
Electronic Notary Public
Commonwealth of Virginia
Registration No. 7978205
My Commission Expires Sep 30, 2026

This notarial act was performed using 2-way audio/video technology using the Blend Signing Room.