

2024-002607

Klamath County, Oregon

**Prepared By:**

LaVonne King



00326916202400026070030038

04/08/2024 02:57:06 PM

Fee: \$92.00

*Mail Tax statements*

**After Recording Return To:**

3643 Flint St

Klamath, Oregon 97601

SPACE ABOVE THIS LINE FOR RECORDER'S USE

## QUITCLAIM DEED

On March 01, 2024 THE GRANTOR(S),

- LaVonne King, a single person

for and in consideration of: One Dollar (\$1.00) and/or other good and valuable consideration conveys, releases and quitclaims to the GRANTEE(S):

- Marckus C Carpenter, a single person, residing at 3643 Flint Street, Klamath, Klamath County, Oregon 97601

the following described real estate, situated in Klamath, in the County of Klamath, State of Oregon

Legal Description:

Lots 18 in Block 43, First Addition To Klamath Forrest Estates, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Grantor does hereby convey, release and quitclaim all of the Grantor's rights, title, and interest in and to the above described property and premises to the Grantee(s), and to the Grantee(s) heirs and assigns forever, so that neither Grantor(s) nor Grantor's heirs, legal representatives or assigns shall have, claim or demand any right or title to the property, premises, or appurtenances, or any part thereof.

A gift among family members where no money is exchanged.

Tax Parcel Number: \_\_\_\_\_

Mail Tax Statements To:  
Marckus C Carpenter  
3643 Flint St  
Klamath, Oregon 97601

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSONS 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.

**[SIGNATURE PAGE FOLLOWS]**

**Grantor Signatures:**

DATED: Mar 1, 2024

LaVonne King

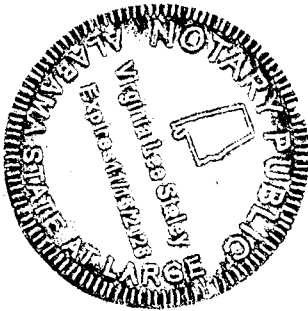
LaVonne King

186 glade rd

Talladega, Alabama, 35160

STATE OF OREGON, COUNTY OF KLAMATH, ss:

This instrument was acknowledged before me on this 1<sup>st</sup> day of March,  
\_\_\_\_\_ by LaVonne King.



Virginia Lee Staley  
Notary Public

Notary Public, Alabama State at Large  
Title (and Rank)

My commission expires 11/16/2026