

2024-003021

Klamath County, Oregon



00327416202400030210020027

04/22/2024 08:50:38 AM

Fee: \$87.00

Returned at Counter

AFTER RECORDING RETURN TO:

Dirk Douthitt
9332 Prairie Dog Drive
Bonanza, OR 97632

SEND TAX STATEMENTS TO:

Dirk Douthitt
9332 Prairie Dog Drive
Bonanza, OR 97632

QUIT CLAIM DEED

BE IT KNOWN BY ALL, that Pauline M. Douthitt ("Grantor"), releases and quitclaims to Dirk D. Douthitt ("Grantee"), all right, title, interest and claim to the following described real property commonly known as 9332 Prairie Dog Drive, Bonanza, OR 97632, situated in the County of Klamath, State of Oregon, to-wit:

Lot 3 in Block 29 of KLAMATH FALLS FOREST ESTATES HIGHWAY 66 UNIT, PLAT NO. 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Less and Excepting that portion deeded to the State of Oregon, by and through its Department of Transportation by instrument recorded May 1, 2014 as 2014-004311, records of Klamath County, Oregon.

FOR A VALUABLE CONSIDERATION, in that this transfer is part of a settlement in a dissolution of marriage action, Klamath County Circuit Court, Case No. 23DR17735, that is hereby acknowledged.

ORS 93.040

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.

FOR A VALUABLE CONSIDERATION, in that this transfer is part of a settlement in a dissolution of marriage action, Klamath County Circuit Court, Case No. 23DR17735, that is hereby acknowledged.

TO HAVE AND TO HOLD all of Grantor's right, title and interest in and to the above described property unto the said Grantee, Grantee's heirs, administrators, executors, successors and/or assigns forever; so that neither Grantor nor Grantor's heirs, administrators, executors, successors and/or assigns shall have, claim or demand any right or title to the aforesaid property, premises or appurtenances or any party thereof.

Dated this 16th day of April, 2024

Pauline M. Douthitt

Pauline M. Douthitt, Grantor

STATE OF MASSACHUSETTS)

County of Norfolk) ss.

Subscribed and sworn to before me this 16th day of April, 2024, by Pauline M. Douthitt.

Sindy A. Ceballos

Notary Public for Massachusetts

My commission expires: 12/30/2027

