

AFTER RECORDING RETURN TO:

Novare  
4400 MacArthur Blvd, Suite 801  
Newport Beach, CA 92660  
File No. OR2401910R

MAIL TAX STATEMENTS TO:

Cynthia Moscaritolo  
2501 Darrow Avenue  
Klamath Falls, OR 97601

Tax ID No.: Parcel ID: 3809-033AD-16200

**QUITCLAIM DEED**

THIS DEED made and entered into on this 23 day of April, 2024, by and between **RABBIT ROCK PROPERTIES, LLC, AN OREGON LIMITED LIABILITY COMPANY**, located at 2501 Darrow Avenue, Klamath Falls, OR 97601, hereinafter referred to as Grantor(s) and **Cynthia Moscaritolo, an unmarried woman**, residing at 2501 Darrow Avenue, Klamath Falls, OR 97601, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s) do this day remise, release and quitclaim to the said Grantee(s) the following described real estate located in Klamath County, Oregon:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Commonly known as: 2501 Darrow Avenue, Klamath Falls, OR 97601

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS (CHECK ONE):

- ☒ **\$0.00**  
☐ For Valuable Consideration  
☐ Love & Affection  
☐ Gift  
☐ To Change Vesting. See ORS 93.030.

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, rights-of-way and limitations of record, if any.

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee(s) and unto the heirs, administrators, successors or assigns of the Grantee(s) forever in FEE SIMPLE.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON(S) TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE RIGHTS, IF ANY, OF THE PERSON(S) 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(S) 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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated this 23 day of April, 2024.

**RABBIT ROCK PROPERTIES, LLC, AN OREGON LIMITED LIABILITY COMPANY**

By: Cynthia Moscaritolo  
Name: Cynthia Moscaritolo  
Title: Sole Member

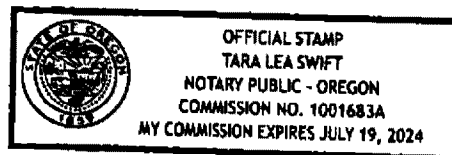
STATE OF Oregon  
COUNTY OF Jackson

The foregoing instrument was acknowledged before me on this 23 day of April, 2024 by Cynthia Moscaritolo as Sole Member of **RABBIT ROCK PROPERTIES, LLC, AN OREGON LIMITED LIABILITY COMPANY**.

Notary Public

Notary Public for State of Oregon

My Commission Expires \_\_\_\_\_



**07/19/2024**

**EXHIBIT A**  
**LEGAL DESCRIPTION**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF KLAMATH,  
STATE OF OREGON, AND IS DESCRIBED AS FOLLOWS:

SITUATED IN THE COUNTY OF KLAMATH, STATE OF OREGON, DESCRIBED AS FOLLOWS,  
TO WIT:

LOT 540 AND THE EAST ONE-HALF OF LOT 541, BLOCK 127, MILLS ADDITION TO THE CITY  
OF KLAMATH FALLS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE  
OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

Parcel ID: 3809-033AD-16200

Property commonly known as: 2501 Darrow Avenue, Klamath Falls, OR 97601