

BLK

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.



2024-003386

Klamath County, Oregon



00327862202400033860010016

05/02/2024 10:15:18 AM

Fee: \$82.00

SPACE RESERVED
FOR
RECORDER'S USE

DIANNEL BAKER
7655 HILLYARD AVE
KLAMATH FALLS, OR, 97603
KIT & KYLE THOMSON
4269 TAMARACK DR
MEDFORD, OR, 97504

After recording, return to (Name and Address):

KIT & KYLE THOMSON
4269 TAMARACK DR
MEDFORD, OR 97504

Until requested otherwise, send all tax statements to (Name and Address):

KIT & KYLE THOMSON
4269 TAMARACK DR
MEDFORD, OR 97504

QUITCLAIM DEED

KNOW ALL BY THESE PRESENTS that DIANNEL BAKER

hereinafter called grantor, for the consideration hereinafter stated, does hereby remise, release and forever quitclaim unto

KIT & KYLE THOMSON

hereinafter called grantee, and unto grantee's heirs, successors and assigns, all of the grantor's right, title and interest in that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in _____ County, State of Oregon, described as follows (legal description of property):

LOT #1, BLOCK 44
KLAMATH FALLS FOREST ESTATE HWY 66
PLAT #2

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 0. However, the actual consideration consists of or includes other property or value given or promised which is ☐ part of the ☐ the whole (indicate which) consideration. (The sentence between the symbols ^①, if not applicable, should be deleted. See ORS 93.030.)

In construing this instrument, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this instrument shall apply equally to businesses, other entities and to individuals.

IN WITNESS WHEREOF, grantor has executed this instrument on 04-05-2022: any signature on behalf of a business or other entity is made with the authority of that entity.

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

Diannel Baker

STATE OF OREGON, County of Klamath ss.This instrument was acknowledged before me on 04-05-2022
by Diannel BakerThis instrument was acknowledged before me on 04-05-2022
by Diannel Bakeras
of

OFFICIAL STAMP
CISSY MARIE MCSORLEY
NOTARY PUBLIC - OREGON
COMMISSION NO. 997731

MY COMMISSION EXPIRES MARCH 04, 2024

Cissy Marie McSorley
Notary Public for Oregon

My commission expires 03-04-2024