

LA

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



2024-004617
Klamath County, Oregon



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06/07/2024 12:25:51 PM

Fee: \$92.00

Returned at Counter

After recording, return to (Name and Address):

Tiburcio Alvarez Jr.
909 Rebecca Dr.
Phoenix OR 97535

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

SAME AS ABOVE

[SPACE RESERVED FOR RECORDER'S USE]

QUITCLAIM DEED

CAMILLA Alvarez
745 Griffith Lane, Klamath Falls OR 97603 ("grantor"),
for the consideration stated below, does hereby remise, release and forever quitclaim to

Tiburcio Alvarez Jr.
909 Rebecca Dr., Phoenix OR 97535 ("grantee"), and to grantee's heirs, successors and assigns, all of
that certain real property, with all rights and interests belonging or relating thereto, situated in Klamath County,
Oregon, legally described (check one):

- as set forth on the attached Exhibit A, and incorporated by this reference.
- as follows:

Please see attached document of
property description at: 745 Griffith Lane,
Klamath Falls, OR 97603

To have as grantee's own and to hold for grantee's heirs, successors and assigns forever.

The true and actual consideration paid by grantee to grantor for this transfer is (check one or both; see ORS 93.030):

- \$0;
- other property or value given or promised which is part of the the whole (indicate which) consideration.

PUBLISHER'S NOTE: If using this form to convey real property subject to ORS 92.027, include the required reference.



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.

In construing this instrument, where the context so requires, the singular includes the plural, and the language will be read to apply equally to businesses, other entities and to individuals.

Grantor has executed this instrument on June 7, 2024; any signature on behalf of a business or other entity is made with the authority of that entity.

Camilla Alvarez By Attorney
In Fact: Tiburcio Alvarez Jr.

[Signature] 12.20

STATE OF OREGON, County of Klamath) ss.

This record was acknowledged before me on June 7, 2024
 by Tiburcio Alvarez Jr. as attorney in fact for Camilla Alvarez

or This record was acknowledged before me on _____
 by _____
 as (corporate title) _____
 of (company name) _____

[Signature]
 Notary Public for Oregon
 My commission expires Feb. 6, 2027

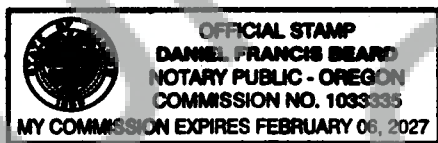


Exhibit A

17471

Description of property at 745 Griffith Lane, Klamath Falls, Oregon 97603

All that portion of Lot 4, Lot 7, SW1/4 SE1/4 and the SE1/4 SW1/4 of Sec. 17, Twp. 39 South, Range 9 E.W.M., and all that portion of Lot 6 and Lot 12 of Sec. 20 lying easterly of the easterly right of way line of the Central Pacific Railroad as now located and as further described in Book 22 at page 164 and in Book 25 at page 211 of Deed Records of Klamath County, Oregon, and lying northeasterly of the northeasterly right of way line of the U.S.B.R. Lost River Diversion Channel as now located and as further described in Book 34 at page 377, Book 35 at page 122 and Book 96 at page 188 of Deed Records of Klamath County, Oregon.
EXCEPTING THEREFROM

1. That portion conveyed for F-19 lateral to United States of America by Deed dated April 26, 1909, recorded April 26, 1909, in Book 26 at page 175, Deed Records of Klamath County, Oregon.

2. That portion conveyed for First Unit Main Drain to United States of America by deed dated September 12, 1912, recorded September 16, 1912, in Book 37 at page 632, Deed Records of Klamath County, Oregon.

3. That portion described in Final Judgment of Condemnation dated June 13, 1950, recorded July 12, 1950, in Book 240 at page 171, Deed Records of Klamath County, Oregon.

Lot 17, Pleasant Home Tracts No. 2, according to the duly recorded plat thereof on file in the office of the County Clerk of Klamath County, Oregon.