

2024-006208

Klamath County, Oregon



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07/17/2024 03:27:11 PM

Fee: \$87.00

This Document Was Prepared by:

Ian Vanmiddendorp

3465 Denver Park

Klamath Falls, OR 97603

After Recording Please Return to: *and taxes*

Ian Vanmiddendorp & Sydney Jenkins

3465 Denver Park

Klamath Falls, OR 97603

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OREGON QUIT CLAIM DEED

This QUIT CLAIM DEED, made this 15th day of July, 2024, by Lori D Krikava whose address is 3465 Denver Park, Klamath Falls, OR 97603 hereinafter called the "Grantor(s)", to Ian Vanmiddendorp & Sydney Jenkins, whose address is 3465 Denver Park, Klamath Falls, OR 97603 as joint tenants with rights of survivorship hereinafter called the "Grantee(s)":

Witnesseth: That the Grantor, for and in consideration of the sum of Zero (\$0.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, and quitclaims unto the Grantee(s), all that certain land situated in Klamath County, Oregon, described as follows (enter legal description of property):

Lot 5, Block 1, CASCADE PARK, according to the official plat thereof on file in the office of the County clerk, Klamath County, Oregon.

Also known as street name and number: **3465 Denver Park, Klamath Falls, OR 97603**
Tax Lot # 3909-011BD-01900

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.

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."

Lori D Krikava

Grantor

Lori D Krikava

Printed Name

3465 Denver Park

Address (City, State, and ZIP)

Klamath Falls, OR 97603

Phone Number

408-449-0954

STATE OF OREGON)

COUNTY OF Klamath) ss:

The foregoing instrument was acknowledged before me, Cherrese Rene Wilson
notary public in and for the state of Oregon by Lori D Krikava on
the 16 day of July, 2024

Cherrese Rene Wilson

NOTARY PUBLIC

[NOTARY SEAL]

My commission expires 9/10/2024

