

2024-006864

Klamath County, Oregon



00332007202400068640040046

08/06/2024 01:28:04 PM

Fee: \$97.00

This instrument was prepared by:

Dorothy Townsend

806 West Harding Rd

Turlock, CA 95380

Once recorded, return to:

Dorothy Townsend

806 West Harding Rd.

Turlock, CA 95380

This Space for Recorder's Use Only.

Oregon Quitclaim Deed

State of Oregon, County of Klamath

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of

zero

US Dollars (\$ 0.00) in hand, paid to

Dorothy A Townsend

an individual

with an address of

31 Pine Street, Klamath Falls, OR 97601

(the "Grantor" or "Grantors"), does/do hereby remise, release, and forever quit claim to

Dorothy Townsend Living Trust

Dorothy Townsend Trustee

with an address of

806 West Harding Rd, Turlock, CA 95380

(the "Grantee" or Grantees") all the rights, title, interest, and claim in or to the following described real estate, situated in Klamath County, Oregon, to wit:

A complete legal description of the real property being conveyed by this instrument is attached hereto on page 4 as EXHIBIT A.

Tax Parcel ID Number 3809-032BD-10800

The property identified herein ☐ is -OR- ☒ is not registered as the homestead of the Grantor(s).

Until amended, tax information shall be sent to:

Name: Dorothy Townsend

Address: 806 West Harding Rd., Turlock, CA 95380

TO HAVE AND TO HOLD, all and singular the described property, together with the tenements, hereditaments, and appurtenances belonging, or in anywise appertaining thereto, unto the Grantee(s), and their heirs and assigns forever.

IN WITNESS WHEREOF, the Grantor(s) has/have duly executed this Quitclaim Deed as of the date hereinunder.

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

Grantor Signature: Dorothy Townsend Date: Aug 1, 2024
Printed Name: Dorothy Townsend, Trustee

Grantor Signature: _____ Date: _____
Printed Name: _____

NOTARY ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA

County of STANISLAUS)

On 08/01/2024 before me, NAVJEET KAUR, Notary Public
personally appeared DOROTHY ANN TOWNSEND
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is are
subscribed to the within instrument and acknowledged to me that he/~~she~~/they executed the same in
his/~~her~~/their authorized capacity(ies), and that by his/~~her~~/their signature(s) on the instrument the
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the state of Oregon that the foregoing paragraph
is true and correct.

WITNESS my hand and official seal.

Signature Navjeet Kaur

Printed Name NAVJEET KAUR

My Commission Expires 01/16/2028



EXHIBIT A

Legal description of the real property being conveyed by this instrument.

Lot 3 in Block 3 of Original Town of Klamath Falls, according to the official plan thereof on file in the office of the County Clerk, Klamath County, Oregon.

APN: 475275

Map Tax Lot: 3809-032BD-10800-000