

Returned at Counter  
Karen Oakes

2024-006938

Klamath County, Oregon



00332106202400069380010017

08/09/2024 12:20:47 PM

Fee: \$82.00

**After Recording, Return To:**

Jorge G. and Guadalupe Muneton  
1700 Carlson Drive  
Klamath Falls, OR 97603

**Mail Tax Statements To:**

Jorge G. and Guadalupe Muneton  
1700 Carlson Drive  
Klamath Falls, OR 97603

**QUITCLAIM DEED**

(ORS §93.110)

GUADALUPE MUNETON, the GRANTOR, HEREBY RELEASES AND QUITCLAIMS TO GUADALUPE MUNETON, as Trustee of The Guadalupe Muneton 2023 Revocable Trust, the GRANTEE, and to Grantee's successors and assigns, all of her interest in THE FOLLOWING described real property located in the County of Klamath, State of **Oregon**:

Lot 1 of Winema Gardens, According to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Map/Tax: 3909-001BA-00100/505493

More commonly known as 1700 Carlson Drive, Klamath Falls, OR.

The true consideration for this conveyance is \$0 ("None") for estate planning purposes.

The then-acting Trustee has the power and authority to encumber or otherwise to manage and dispose of the hereinabove described real property; including, but not limited to, the power to convey.

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.

Signed on: July 31 2024, Klamath County, Oregon.

Guadalupe Muneton  
GUADALUPE MUNETON

STATE OF OREGON )  
 ) ss.  
COUNTY OF KLAMATH )

The foregoing instrument was acknowledged before me on this July 31, 2024, by GUADALUPE MUNETON

Karen Marie Oakes  
NOTARY PUBLIC  
My Commission Expires: March 21, 2026

