

Returned at Counter

2024-007119

Klamath County, Oregon

AFTER RECORDING RETURN TO:

Parks & Ratliff, P.C.  
620 Main Street  
Klamath Falls OR 97601



00332341202400071190020025

08/15/2024 02:32:10 PM

Fee: \$87.00

GRANTOR'S NAME AND ADDRESS:

Karen Smith  
P.O. Box 2874  
Homer, AK 99603

GRANTEE'S NAME AND ADDRESS:

Jesse Smith  
8306 209th Ave Court E  
Bonney Lake, WA 98391

SEND TAX STATEMENTS TO:

Jesse Smith  
8306 209th Ave Court E  
Bonney Lake, WA 98391

**QUITCLAIM DEED**

**KNOW ALL MEN BY THESE PRESENTS** that **Karen Smith**, hereinafter referred to as grantor, for the consideration hereinafter stated, does hereby remise, release and forever quitclaim unto **Jesse Smith**, hereinafter referred to as grantee, and unto grantees' heirs, successors and assigns, her 1/2 interest in that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

Lots Two (2) and Three (3), Block Seventy-six (76), BUENA VISTA ADDITION  
TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file  
in the office of the County Clerk of Klamath County, Oregon.

Map Tax Lot Number: 3809-029BD-05500  
Property ID: 212996

To have and to hold the same unto grantee and grantees' heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$3,000.00.

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

IN WITNESS WHEREOF, the grantor has executed this instrument this 12<sup>th</sup> day of June, 2024.

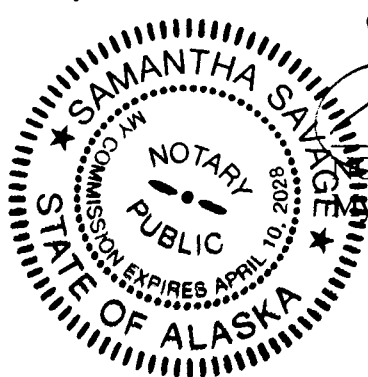
**BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 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, SECTION 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTION 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Karen Smith  
Karen Smith

STATE OF Alaska; County of third judicial district ) ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME this 12<sup>th</sup> day of June, 2024, by Karen Smith.



Samantha Savage  
NOTARY PUBLIC FOR the state of Alaska  
Commission expires: 4/10/2028