2024-007309 Klamath County, Oregon

Prepared By:) 0033256820240007309003035		
Mr. Thomas J. Bean, Jr.) 08/21/2024 10:39:53 AM	Fee: \$92.00	
6054 Highway 22 Independence, Oregon 97351)		
After Recording Return To:)		
Thomas J. Bean, Jr.)		
125214 Cappy Ct.)		
Crescent Lake, Oregon 97351) TAX PARCEL ID #: <u>401</u>		

QUIT CLAIM DEED

BE IT KNOWN BY ALL, that Mr. Thomas J. Bean, Jr. ("Grantor"), whose address is 6054 Highway 22, Independence, Oregon 97351, hereby REMISES, RELEASES AND FOREVER QUITCLAIMS TO Mrs. A. Leece Bean ("Grantee") and Mr. Thomas J. Bean, Jr. ("Grantee"), a married couple, whose address is 6054 Highway 22, Independence, Oregon 97351, all right, title, interest and claim to the following real estate property located at 125214 Cappy Ct. in the City/Township of Crescent Lake, located in the County of North Klamath and State of Oregon and ZIP code of 97733, to-wit:

Property having Lot No. 4, with the Section No. Block 1, and having the following description: Lot 4, Block 1, of Tract No. 1042, Two Rivers North.

FOR VALUABLE CONSIDERATION, in the amount of \$1.00 dollars, given in hand, and for other good and valuable consideration the receipt and sufficiency of which is hereby acknowledged.

BE IT FURTHER KNOWN, that this transfer shall be effective as of 08/01/2024, and that the Grantor makes no promises as to ownership of title to the above-referenced Property, but simply agrees to transfers whatever interest the Grantor has in it to the Grantee.

TO HAVE AND TO HOLD all of Grantor's right, title and interest in and to the above described Property is hereby transferred unto the Grantee, Grantee's heirs, administrators, executors, successors and/or assigns forever; so that neither Grantor nor Grantor's heirs, administrators, executors, successors and/or assigns shall have, claim or demand any right or title to the aforesaid property, premises or appurtenances or any party thereof.

MAIL SUBSEQUENT TAX BILLS TO: THOMAS J BEAN, JR. 125214 CAPPY CT. CRESCENT LAKE, OR 97733 (Grantor's or Authorized Representative's Signature)

Thomas J. Bean, Jr.

(Grantee's or Authorized Representative's Signature)

A. Leece Bean

(Grantee's or Authorized Representative's Signature)

Signed in our presence:

(Witness #1 Signature)

Laura L. Edmark

(FIRST WITNESS NAME TYPED)

(Witness #2 Signature)

Luke R. Brittan

(SECOND WITNESS NAME TYPED)

Grantee's Address:

Mrs. A. Leece Bean and Mr. Thomas J. Bean, Jr. 6054 Highway 22 Independence, Oregon 97351

Grantor's Address:

Mr. Thomas J. Bean, Jr.

6054 Highway 22 Independence, Oregon 97351

Mail Subsequent Tax Bills To:

Thomas J. Bean, Jr.
125214 Cappy Ct.
Crescent Lake, Oregon 97351 97733

STATE OF OREGON)	
Polk)	SS.
COUNTY OF NORTH KLAMATH)	

The foregoing Quit Claim Deed was acknowledged before me on August 1st, 2024 Mr. Thomas J. Bean, Jr., who is personally known to me or who has produced a valid driver's license and/or passport as identification, and such individual(s) having executed aforementioned instrument of his/her/their free and voluntary act and deed.

IN WITNESS THEREOF, to this Quit Claim Deed, I set my hand and seal.

Signed, sealed and delivered in the presence of:

OFFICIAL STAMP MY COMMISSION EXPIRES MARCH 20, 2028

(Signature of Notary)

Aaley Kaelyn Mulins
(Printed Notary Name)

My Commission expires: March 20, 2028