

2024-007925
Klamath County, Oregon
09/10/2024 03:51:02 PM
Fee: \$92.00



046257AM

After Recording, Return to:
ServiceLink, LLC
1355 Cherrington Parkway
Moon Township, PA 15108

Grantee(s) Tax-Mailing Address:
Colleen C. Welsch
1948 Esplanade Ave., Klamath Falls, OR 97601

File No: 2001751775

Parcel Number: 3809-028CB-03600

STATUTORY QUITCLAIM DEED

Colleen Lindop nka Colleen C. Welsch, ("Grantor"), releases and quitclaims to **Colleen C. Welsch**, ("Grantee"), whose tax mailing address is **1948 Esplanade Ave., Klamath Falls, OR 97601**, all right, title, and interest in and to the following described real property:

Lot 10, Block 39, Hot Springs 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

Property Address is: 1948 Esplanade Ave., Klamath Falls, OR 97601

Being the same property transferred to **Colleen Lindop** by Instrument #

The true and actual consideration for this transfer is \$0.00.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSONS 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. 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 (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.

Unofficial Copy

Executed by the undersigned on 9/3, 2024:

Colleen Lindop nka Colleen C Welsch
Colleen Lindop nka Colleen C. Welsch

STATE OF Oregon
COUNTY OF Klamath

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT **Colleen Lindop nka Colleen C. Welsch**, personally known to me, or has produced Oregon D.L., as identification, to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that (he/she/they) signed, sealed, and delivered the said instrument as (his/her/their) free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 03 day of September, 2024.



Martha F. Kleyn-Schoorel
Notary Public

UNOFFICIAL COPY