



This Instrument Prepared By:
National Deed Network, Inc
36181 East Lake Road #382
Palm Harbor, FL 34685

Return To
Stewart
500 N. Broadway, Suite 900
St. Louis, MO 63102

Mail Tax Statements To:
Catherine Jones & George Jones
1609 Kane Street
Klamath Falls, OR 97603

Tax Parcel ID# 450050
Order #: CMSREF24731103

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION of Zero and 00/100 Dollars (\$0.00) and NO other good or valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, CATHERINE JONES, f/k/a CATHERINE L. MICHEL, a married person, of 1609 Kane Street, Klamath Falls, OR 97603, as "Grantor", does hereby remise, release, and forever quitclaim unto, CATHERINE JONES and GEORGE JONES, married to each other, as tenants by the entirety, hereinafter "Grantee", whose address is 1609 Kane Street, Klamath Falls, OR 97603, the following lands and property, together with all improvements located thereon, lying in the County of Klamath, State of Oregon to-wit:

SEE COMPLETE LEGAL ATTACHED AS EXHIBIT "A"

Parcel ID: 450050
Commonly known as: 1609 Kane Street, Klamath Falls, OR 97603

This instrument will 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 approved uses and to determine any limits or lawsuits against farming or forest practices as defined on ORS 30.930.

SUBJECT to all easements, right-of way, protective covenants and minerals reservations of record, if any

The true consideration for this conveyance is \$0.00 (Here comply with the requirements of ORS 93.030).

TO HAVE AND TO HOLD same unto Grantee and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

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

Taxes for tax year 2024-2025 shall be ___ prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or X paid by Grantee, or ___ paid by Grantor.

The property herein conveyed ___ is not a part of the homestead of Grantor, or X is part of the homestead of Grantor.

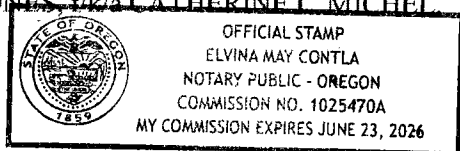
WITNESS Grantors' hand this the 12 day of September, 2024.

Catherine Jones
CATHERINE JONES, f/k/a
CATHERINE L. MICHEL

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STATE OF Oregon
COUNTY OF Clatsop

This instrument was acknowledged before me on 9/12/2024 (date) CATHERINE JONES, f/k/a CATHERINE L. MICHEL



Elvina May Contla
Notary Public
Print Name

My Commission Expires: 6/23/26

No title search was performed on the subject property by the preparer. The preparer of this deed makes no representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantors/Grantees and/or their agents, no boundary survey was made at the time of this conveyance.

EXHIBIT "A"

646883AM

The North 70 feet of the South 139.2 feet of the West 131 feet of Lot 40, Fair Acres Subdivision No. 1, in the County of Klamath, State of Oregon.

Excepting therefrom the West 5 feet for County Road as set out in Instrument recorded in Book 349 at Page 474, Deed Records of Klamath County, Oregon.