

2024-008488

Klamath County, Oregon



00334017202400084880040046

09/30/2024 09:03:21 AM

Fee: \$97.00

Prepared By:

Tax statements

After Recording Return To:

3704 Halford Ct.

Bakersfield, California 93309

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

On September 28, 2024 THE GRANTOR(S),

Kenneth A. Saunders ("Grantor"), a single person

for and in consideration of: One Dollar (\$1.00) and/or other good and valuable consideration conveys, releases and quitclaims to the GRANTEE(S):

Robert Colkers, ("Grantee") a single person, residing at 3704 Halford Ct., Bakersfield, Kern County County, California 93309

the following described real estate, situated in Klamath Falls, in the County of Klamath County, State of Oregon

The legal description is:

Lot 63, Tract B and C, Frontier Tracts, a platted portion of Klamath County, Oregon according to the duly recorded plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Grantor does hereby convey, release and quitclaim all of the Grantor's rights, title, and interest in and to the above described property and premises to the Grantee(s), and to the Grantee(s) heirs and assigns forever, so that neither Grantor(s) nor Grantor's heirs, legal representatives or assigns shall have, claim or demand any right or title to the property, premises, or appurtenances, or any part thereof.

Returned at Counter
Robert Colkers

no transfer taxes in Klamath County, Oregon

Tax Parcel Number: 312520

Mail Tax Statements To:

Robert Colkers

3704 Halford Ct.

Bakersfield, California 93309

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.

[SIGNATURE PAGE FOLLOWS]

Grantor Signatures:

DATED: 9/28/2024

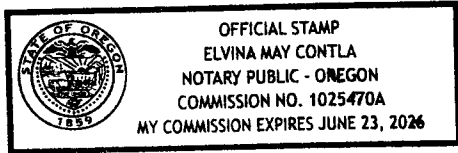
Kenneth A. Saunders

Kenneth A. Saunders
17260 Gadwall Dr.
Bend, Oregon, 97707-2379

Unofficial
Copy

STATE OF OREGON, COUNTY OF KLAMATH COUNTY, ss:

This instrument was acknowledged before me on this 28 day of September, 2024 by Kenneth A. Saunders.



[Signature]
Notary Public

Notary Public
Title (and Rank)

My commission expires 6/23/26

Unofficial Copy