

LA

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.

**2024-008497****Klamath County, Oregon**

09/30/2024 10:02:02 AM

Fee: \$87.00

After recording, return to (Name and Address):

Becker Zarling & Smith Law

12725 W. Indian School Rd Suite F102

Avondale, AZ 85392

Until requested otherwise, send all tax statements to

(Name and Address):

Ryann Roberts

15675 W. Vernon Ave

Goodyear, AZ 85395

[SPACE RESERVED FOR RECORDER'S USE]

QUITCLAIM DEED

RICHARD PAUL ROBERTS, an unmarried man

("grantor"),

for the consideration stated below, does hereby remise, release and forever quitclaim to

RYANN ROBERTS, a married man

("grantee"), and to grantee's heirs, successors and assigns, all of

that certain real property, with all rights and interests belonging or relating thereto, situated in Klamath Falls County, Oregon, legally described (check one):

☐ as set forth on the attached Exhibit A, and incorporated by this reference.☒ as follows:

A parcel of land situated in Block 24, Eldorado Heights Addition to the city of Klamath Falls, Oregon, and being more particularly described as follows:

Beginning at the iron pipe marking the Northwest corner of Block 24, Eldorado Heights Addition to the City of Klamath Falls, Oregon:

thence along the Southeasterly right of Way line of Birch Street, South 40°20'30" West 58.00 feet; thence South 49°39'30" East 124.32 feet; thence North 15°45'10" East 44.65 feet; thence North 08°18' East 70.84 feet to the Southerly right of way line of Euclid Street; thence along the Southerly right of way line of said Euclid Street, North 81°42' West 80.40 feet, more or less, to the point of beginning.

To have as grantee's own and to hold for grantee's heirs, successors and assigns forever.

The true and actual consideration paid by grantee to grantor for this transfer is (check one or both; see ORS 93.030):

☒ \$ 10.00;☐ other property or value given or promised which is ☐ part of the ☐ the whole (indicate which) consideration.

PUBLISHER'S NOTE: If using this form to convey real property subject to ORS 92.027, include the required reference.



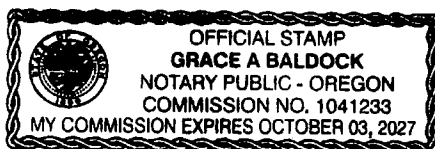
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2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

In construing this instrument, where the context so requires, the singular includes the plural, and the language will be read to apply equally to businesses, other entities and to individuals.

Grantor has executed this instrument on Sept. 4, 2024; any signature on behalf of a business or other entity is made with the authority of that entity.

Richard P. Roberts
Richard P. Roberts

STATE OF OREGON, County of Klamath) ss.
This record was acknowledged before me on September 4th, 2024
by Richard P. Roberts
or This record was acknowledged before me on _____
by _____
as (corporate title) _____
of (company name) _____



Grace Baldock
Notary Public for Oregon
My commission expires October 03, 2027