

**2024-008510**

**Klamath County, Oregon**



00334041202400085100020023

09/30/2024 11:40:16 AM

Fee: \$87.00

**QUITCLAIM DEED**

James M. Walthers, Sr. and Christie Mantanona, who acquired title as Christie L. Hull,, Grantors and James Martin Walthers, Sr. and Christie Mantanona, not as tenants in common but with right of survivorship, Grantees

**After Recording, Return to:**

James Martin Walthers, Sr.  
17905 Ponderosa Lane  
Klamath Falls, OR 97601

**Until a change is requested,  
all tax statements shall be  
sent to the following address:**

James Martin Walthers, Sr.  
17905 Ponderosa Lane  
Klamath Falls, OR 97601

Real property commonly known as 17905 Ponderosa Lane, Klamath Falls, Oregon 97601

**THE TRUE CONSIDERATION FOR THIS CONVEYANCE IS \$-0-.**

James M. Walthers, Sr. and Christie Mantanona, who acquired title as Christie L. Hull, Grantors, release and quitclaim to James Martin Walthers, Sr. and Christie Mantanona, not as tenants in common but with right of survivorship, Grantees, all right, title and interest in and to the following described real property located in Klamath County, Oregon:

**Lot 18 in Block 21, FOURTH ADDITION TO KLAMATH RIVER ACRES,  
according to the official plat thereof on file in the office of the County Clerk  
of Klamath County, Oregon.**

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$0.00. However, the actual consideration consists of or includes other property or other value given or promised, which is the whole consideration.

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.

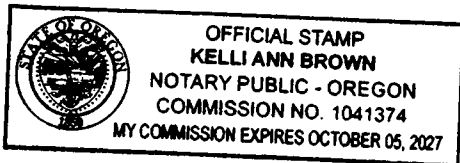
DATED: September 26, 2024

James M. Walther, Sr.  
James M. Walther, Sr.

Christie Mantanona  
Christie Mantanona, who acquired title as  
Christie L. Hull

STATE OF OREGON            )  
  ) SS  
County of Jackson         )

Personally appeared the above-named James M. Walther, Sr. and Christie Mantanona, who acquired title as Christie L. Hull, and acknowledged the foregoing instrument to be their voluntary act and deed on this 26th day of September, 2024.



Kelli Ann Brown  
Notary Public for Oregon  
My Commission Expires: 10/05/2027