

2024-008792

Klamath County, Oregon

RECORDING COVER SHEET

ORS 205.234

This cover sheet has been prepared by:



00334362202400087920040042

10/09/2024 09:23:43 AM

Fee: \$97.00

Any error in this cover sheet DOES NOT affect the transaction(s) contained in the instrument itself.

Reference: _____

Please print or type information.

1. AFTER RECORDING RETURN TO –

Required by ORS 205.180(4) & 205.238:

Name: Reynaldo G. Minglana

Address: 1110 Cheshire Way

City, ST Zip: Salinas, CA 93906

2. TITLE(S) OF THE TRANSACTION(S) – Required by ORS 205.234(1)(a)

Note: "Transaction" means any action required or permitted by law to be recorded, including, but not limited to, any transfer, encumbrance or release affecting title to or an interest in real property. Enter descriptive title for the instrument:

Document Title(s): Bargain and Sale Deed

3. DIRECT PARTY / GRANTOR Names and Addresses – Required by ORS 205.234(1)(b)

for Conveyances list Seller; for Mortgages/Liens list Borrower/Debtor

Grantor Name: Reynaldo G. Minglana and Nancy C. Minglana, husband and wife as

Grantor Name: Joint Tenants

4. INDIRECT PARTY / GRANTEE Names and Addresses – Required by ORS 205.234(1)(b)

for Conveyances list Buyer; for Mortgages/Liens list Beneficiary/Lender/Creditor

Grantee Name: Reynaldo Minglana, a Married Man as His Sole and Separate Property

Grantee Name: _____

5. For an instrument conveying or contracting to convey fee title, the information required by ORS 93.260:

UNTIL A CHANGE IS REQUESTED, ALL TAX STATEMENTS SHALL BE SENT TO THE FOLLOWING ADDRESS:

Name: Reynaldo G. Minglana

Address: 1110 Cheshire Way

City, ST Zip: Salinas, CA 93906

6. TRUE AND ACTUAL CONSIDERATION – Required by ORS 93.030 for an instrument conveying or contracting to convey fee title or any memorandum of such instrument:

\$ 0.00

7. TAX ACCOUNT NUMBER OF THE PROPERTY if the instrument creates a lien or other interest that could be subject to tax foreclosure. – Required by ORS 312.125(4)(b)(B)

Tax Acct. No.: APN3614-00900-00500

"RE-RECORDED AT THE REQUEST OF THE GRANTOR TO CORRECT THE LEGAL DESCRIPTION PREVIOUSLY RECORDED AS Vol M86 Page 5802"

60001

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL THIS DEED AND UNLESS OTHERWISE SHOWN BELOW MAIL TAX STATEMENTS TO:

NAME Reynaldo G. Minglana
STREET ADDRESS P.O. Box 2021
CITY Oceanside, Ca 92054
STATE
ZIP

TITLE ORDER NO

LSCA JW NO

STATE OF OREGON,
County of Klamath

Filed for record at request of:

on this 8th day of April A.D., 19 86
at 2:44 o'clock P M. and duly recorded
in Vol. M86 of Deeds Page 5802.

Evelyn Biehn, County Clerk
By Pam L. [Signature] Deputy.

Fee, \$10.00

QUITCLAIM DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX is \$ -0- Spouse

- ☐ computed on full value of property conveyed, or
☐ computed on full value less value of liens or encumbrances remaining at time of sale, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Reynaldo G. Minglana and Nancy C. Minglana, husband and wife as joint tenants.

hereby remise, release and forever quitclaim to

Reynaldo G. Minglana A married man as his sole and separate property.

the following described real property in the

County of Klamath

State of Oregon

The South half South half Northwest quarter of Section 9, Township 36 South Range 14 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

Dated Feb. 19, 1986

STATE OF CALIFORNIA

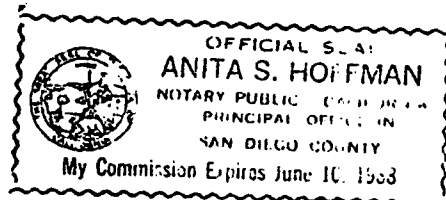
COUNTY OF San Diego

55

On Feb. 19, 1986 before me, the undersigned, a Notary Public in and for said County and State, personally appeared Reynaldo G. Minglana and Nancy C. Minglana

_____ personally known to me
(or proved to me on the basis of satisfactory evidence) to be the
person a whose name are subscribed to the within instrument
and acknowledged that they executed the same
WITNESS my hand and official seal

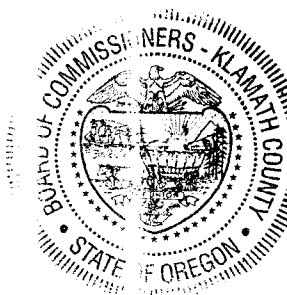
Signature _____



(This area for official notarial seal)

Title Order No.

Escrow or Loan No. _____



STATE OF OREGON)

County of KLAMATH)

CERTIFY that this is a true and correct
copy of a document in the possession
of the Klamath County Clerk.

Dated: October 9th, 2024

ROCHELLE LONG, Klamath County Clerk

By: Valerie Crumrine Deputy

CORRECTED LEGAL DESCRIPTION

EXHIBIT "A"

The South half South half Northwest quarter Northwest Quarter of Section 9, Township 36 South, Range 14 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

APN 3614-00900-00500