

2024-008929

Klamath County, Oregon



00334524202400089290040045

10/14/2024 10:24:20 AM

Fee: \$97.00

Prepared By:

Joseph M Bailey

After Recording Return To:

1941 Carlson Drive

Klamath Falls, Oregon 97603

TAX STATEMENT:

TONI J. IVIE

1941 CARLSON DRIVE

KLAMATH FALLS, OREGON

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

On October 14, 2024 THE GRANTOR(S),

Toni J. Ivie ("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):

Joseph M. Bailey, ("Grantee") a single person, residing at 15858 Highway 101 #5, Brookings, Curry County, Oregon 97415

Toni J. Ivie, ("Grantee") a single person, residing at 1941 Carlson Drive, Klamath Falls, Klamath County, Oregon 97603

as joint tenants with rights of survivorship, the following described real estate, situated in Klamath Falls, in the County of Klamath, State of Oregon

The legal description is:

Lot 10 in Block 2 of MOYINA MANOR

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.

Tax Parcel Number: 101

Mail Tax Statements To:

Toni J. Ivie
1941 Carlson Drive
Klamath Falls, Oregon 97603

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:

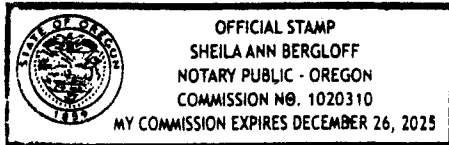
DATED: 20-14-24

Toni J. Ivie

Toni J. Ivie
1941 Carlson Drive
Klamath Falls, Oregon, 97415

STATE OF OREGON, COUNTY OF KLAMATH, ss:

This instrument was acknowledged before me on this 14th day of October,
2024 by Toni J. Ivie.



Sheila Ann Bergloff
Notary Public

Notary Public
Title (and Rank)

My commission expires 12/26/2025