



00334618202400090090020028

10/15/2024 04:08:37 PM

Fee: \$87.00

QUITCLAIM DEED

LaVern Suhar Brown, grantor, releases and quitclaims to Bruce Sean Brown, grantee, all right, title, and interest in and to the following described real property located in Klamath County, Oregon:

The East ½ of the SE ¼ of the NE ¼ of Section 25, Township 35 South,
Range 10 East, Willamette Meridian, County of Klamath, State of Oregon.

The true and actual consideration for this conveyance is \$-0-. This is a gift.

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.

LAVERN SUHAR BROWN

RETURN TO:

Bruce Sean Brown
1415 S. 18th Street
Saint Joseph MO 64507

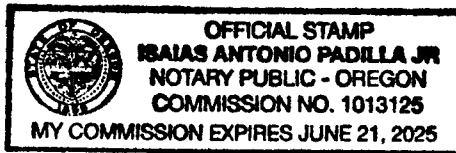
SEND TAX STATEMENTS TO:

Bruce Sean Brown
1415 S. 18th Street
Saint Joseph MO 64507

STATE OF OREGON)
) ss.
County of Lane)

This instrument was acknowledged before me on the 10th day of September, 2024, by
LaVern Suhar Brown.

Isaias Antonio Padilla Jr
Notary Public for Oregon



More commonly known as Map and Tax Lot 3510-02500-01400, Klamath County, Oregon.

Klamath County, Oregon, tax account number 266900; approximately 20.0 acres of unimproved land.