

RECORDING REQUESTED BY:
Kyle O. Bannister

INSTRUMENT PREPARED BY:
Koen D. Bannister
1903 Del Rio Road
Roseburg, Oregon 97471

RETURN DEED TO:
Kyle O. Bannister
1673 Wanell Street
Roseburg, Oregon, 97471

2024-009322

Klamath County, Oregon



00335005202400093220060060

10/25/2024 11:32:33 AM

Fee: \$107.00

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SEND TAX STATEMENTS TO:
Kyle O. Bannister
1673 Wanell Street
Roseburg, Oregon, 97471

QUIT CLAIM DEED FOR OREGON

STATE OF OREGON
COUNTY OF KLAMATH

THIS DEED is made this day of October 10, 2024, by and between the
"Grantors,"

Koen D. Bannister, a married individual residing at 1903 Del Rio Road, Roseburg,
Oregon 97471

Sandra K. Bannister, a married individual residing at 1903 Del Rio Road, Roseburg,
Oregon 97471

AND the "Grantee,"

Kyle O. Bannister, an unmarried individual residing at 1673 Wanell Street, Roseburg,
Oregon 97471

FOR VALUABLE CONSIDERATION of the sum of
\$0.00, the receipt and sufficiency of which is
hereby acknowledged, Grantors hereby quitclaim
to Grantee and Grantee's heirs and assigns
forever, all of Grantors' rights, titles, interest,
and claims in or to the following described
real estate (the "Property"), together with all
hereditaments and appurtenances belonging
thereto, located in Klamath County, Oregon,
subject to any restrictions herein:
Property Address: 141930 Karen Lane Crescent Lake, Oregon
97733

FOR VALUABLE CONSIDERATION of the sum of \$0.00, the receipt and sufficiency of which is hereby acknowledged, Grantors hereby quitclaim to Grantee and Grantee's heirs and assigns forever, all of Grantors' rights, titles, interests, and claims in or to the following described real estate (the "**Property**"), together with all hereditaments and appurtenances belonging thereto, located in Klamath county, Oregon, subject to any restrictions herein:

Property Address: 141930 Karen Lane, Crescent Lake, Oregon 97733

Legal Description: PARCEL 1: Lot 5 in Block 3 of CRES DEL ACRES, FIRST EDITION according to the official plot thereof on file in the office of the County Clerk of Klamath County, Oregon. PARCEL 2: Lot 6 in Block 3 of CRES DEL ACRES, FIRST EDITION according to the official plot thereof on file in the office of the County Clerk of Klamath County, Oregon.

THE PROPERTY DESCRIBED IN THIS INSTRUMENT MAY NOT BE WITHIN A FIRE PROTECTION DISTRICT PROTECTING STRUCTURES. THE PROPERTY IS SUBJECT TO LAND USE LAWS AND REGULATIONS THAT, IN FARM OR FOREST ZONES, MAY NOT AUTHORIZE CONSTRUCTION OR SITING OF A RESIDENCE AND THAT LIMIT LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, IN ALL ZONES. 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. 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 VERIFY THE EXISTENCE OF FIRE PROTECTION FOR STRUCTURES 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.

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.

Vesting Information / Property Interest: Grantee receives the Property in fee simple as the sole owner.

[SIGNATURE PAGE FOLLOWS]

Signatures

Grantors signed, sealed, and delivered this quit claim deed to Grantee on 10-10-24
(date).

Grantor (or authorized agent)

x/ [Signature]

Print Name: Sandra K Bannister

Spousal Acknowledgment:

I, Sandra K Bannister (name of Koen
D. Bannister's spouse), residing at

1903 Del Rio Rd.
Roseburg OR 97471

_____, acknowledging receipt of sufficient
consideration, hereby waive and release all my
rights, title, and interest, if any, in the above
Property unto Grantee(s).

x/ [Signature]

Grantor (or authorized agent)

x/ [Signature]

Print Name: Koen Bannister

Spousal Acknowledgment:

I, Koen D Bannister (name of Sandra
K. Bannister's spouse), residing at

1903 Del Rio Rd.
Roseburg, Or 97471

_____, acknowledging receipt of sufficient
consideration, hereby waive and release all my
rights, title, and interest, if any, in the above
Property unto Grantee(s).

x/ [Signature]

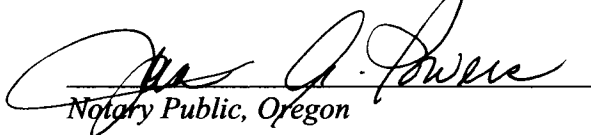
NOTARY ACKNOWLEDGMENT

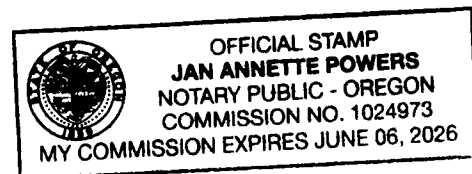
OREGON
COUNTY OF DOUGLAS

On 10/10/24 before me, Jan A. Powers, personally appeared Sandra K. Bannister and Sandra K. Bannister's spouse Koen Bannister, personally known to me or proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Commission Expires: June 6, 2026


Notary Public, Oregon



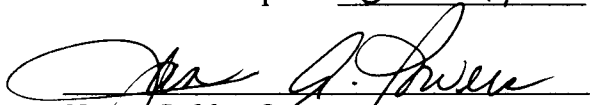
NOTARY ACKNOWLEDGMENT

OREGON
COUNTY OF DOUGLAS

On 10/10/24 before me, Jan A. Powers, personally appeared Koen D. Bannister and Koen D. Bannister's spouse Sandra Bannister, personally known to me or proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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Notary Public, Oregon

