

State of Oregon

PLEASE USE THE SPACE BELOW FOR THE COUNTY RECORDER'S OFFICE:

2024-009462

Klamath County, Oregon



00335162202400094620060063

10/30/2024 11:54:13 AM

Fee: \$107.00

This instrument was prepared by:

Name: RALPH SALAS JR.

Address: PO BOX 3966, LANDERS, CA. 92285

After recording, mail document

and tax statements to:

Name: STEVE ARMOND WILKERSON

Address: 4790 BROOKWOOD ST., EUGENE, OREGON 97405

Returned at Counter

QUITCLAIM DEED

This Quitclaim Deed (the "Deed") is made effective this _____ (the "Effective Date") between the following Grantor(s) (the "Grantor"): RALPH SALAS JR.

(Check one) ☒ an individual ☐ a married individual ☐ a married couple ☐ a corporation ☐ a limited liability company ☐ a partnership ☐ a trust ☐ individuals whose mailing address(es) is/are _____

RALPH SALAS JR.

PO BOX 3966, LANDERS, CA. 92285

And the following Grantee(s) (the "Grantee"): Steve Armond Wilkerson.

(Check one) ☒ an individual ☐ a married individual ☐ a married couple ☐ a corporation ☐ a limited liability company ☐ a partnership ☐ a trust ☐ individuals whose mailing address(es) is/are _____

4790 Brookwood St Eugene, Oregon 97405

WITNESSETH, that the Grantor, for and in consideration of the sum of \$ 9,000.00 (United States Dollars) and other good and valuable consideration, to it in hand paid by Grantee, the receipt whereof is

L

hereby acknowledged, does hereby quitclaim, convey and release unto Grantee all interest Grantor has, if any, in the real property (the "Property") located in (☐ an unincorporated area in) Klamath County, Oregon [State], and more particularly described as follows: NW1/4 NE1/4 SE1/4 of Section 20, Township 34 South, Range 9 East of the Willamette Meridian, [Legal description of Property]

Klamath County, Oregon,

The Property will be held as: (Check one)

☒ Sole ownership

☐ Joint tenancy

☐ Tenancy in common

☐ Tenancy by the entirety

LAWSUITS AGAINST FARMING AND FOREST PRACTICES AS DEFINED
IN ORS 30.930.

SUBJECT to the following: _____ [Exceptions].

Homestead (Check one)

☐ The Property is the homestead of the Grantor.

☐ The Property is NOT the homestead of the Grantor.

☒ Not applicable

TO HAVE AND TO HOLD unto said Grantee, its successors and assigns, forever.

Transfer Tax (Check one)

\$82 + \$5 ADDITIONAL = \$112

☒ Grantor declares that the documentary transfer tax is \$ _____, computed on the full consideration or value of property conveyed.

☐ Grantor declares that the transfer is EXEMPT from any documentary transfer taxes.

EXECUTED this 17th day of September, 2024.

Ralph Salas Jr.
Grantor Signature

RALPH SALAS JR.
Grantor Name

Grantor Signature ☐ Check here if spouse

Grantor Name ☐ Check here if spouse

Sammond Wilkerson
Grantee Signature

Steve Armond Wilkerson
Grantee Name



**NW1/4 NE1/4 SE1/4 of Section 20, Township 34 South, Range 9 East of the Willamette Meridian, Klamath County,
Oregon,**

Tax Account No: 3409-02000-00800-000

Key No: 211158/893632

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

THIS INSTRUMENT WILL 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 APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Grantor grants, 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. Grantor covenants that Grantor has not taken any action or suffered anything whereby the property conveyed herein has been encumbered in any way.

Tax Parcel Number: 3409-02000-00800-000 Acct 211158 / 893632

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. 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.

Grantor Signatures:

9-20-24

DATED:

Ralph Salas Jr.

Ralph Salas Jr.

Ralph Salas Jr.

Armond Wilkerson
Grantee Signature ☐ Check here if spouse

Steve Armond Wilkerson
Grantee Name ☐ Check here if spouse

Witness 1 Signature

Witness 1 Name (Print)

Witness 2 Signature

Witness 2 Name (Print)



ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of San Bernardino

On September 20, 2024 before me, Jacques Tringali Nunes, Notary Public
(insert name and title of the officer)

personally appeared Ralph Salas JR
who proved to me 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.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature



(Seal)

