

2024-009745

Klamath County, Oregon

11/07/2024 08:14:01 AM

Fee: \$87.00

Record and return to
Fidelity National Title Insurance
6500 Pinecrest Drive,
Suite 600, Plano, TX 75024

~~Recordation Requested By/Return to:~~

PRIORITY TITLE & ESCROW
641 LYNNHAVEN PKWY, STE 200
VIRGINIA BEACH, VA 23452
File No. 082421545

Send Tax Notices to:

BRIAN CHRISTOPHER DAVIS AND DOROTHY MAE DAVIS
5005 O'CONNOR ROAD
KLAMATH FALLS, OR 97603

PT-082421545

QUITCLAIM DEED

THIS QUITCLAIM DEED this 26 day of October, 2024, by first party **BRIAN CHRISTOPHER DAVIS AND DOROTHY MAE DAVIS, WHO ERRORNEOUSLY ACQUIRED TITLE AS DOROTHY MAY DAVIS**, to second party, **BRIAN CHRISTOPHER DAVIS AND DOROTHY MAE DAVIS**.

WITNESSETH, That the said first party, for good consideration in the amount of \$1.00 paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise and quitclaim unto the said second party forever, all the right, title interest and claim which the said first party has in and to the following described parcel of land, and improvements and, appurtenances thereto in the City of KLAMATH FALLS, County of KLAMATH, State of Oregon, to wit:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF KLAMATH, STATE OF OREGON, AND IS DESCRIBED AS FOLLOWS:

A Tract of land situated in the NW 1/4 NE 1/4 of Sec. 14, Twp. 40 S. R. 9 E. W. M., more particularly described as follows: Beginning at an iron pin on the West line of the NW 1/4 NE 1/4 of said Section 14, said point being South a distance of 624.1 feet from the stone marking the North one-fourth corner of said Section 14; thence South 85°28' East a distance of 198.55 feet to an iron pin; thence South 8°49' West a distance of 263.35 feet to an iron pin; thence West a distance of 157.57 feet to an iron pin on the West Line of the NW 1/4 NE 1/4; of said Section 14; thence North along the West line of the NW 1/4 NE 1/4 of said Section 14 a distance of 275.93 feet, more at less, to the point of beginnings containing 1.10 acres, more or less.

APN: 5005 O'CONNOR ROAD

Property Address: 5005 O'CONNOR ROAD, KLAMATH FALLS, OR 97603

This instrument was prepared without the benefit of a title examination.

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.

IN WITNESS WHEREOF, the said first party has signed and sealed there presents the day and year first above written.

Brian Christopher Davis
BRIAN CHRISTOPHER DAVIS

Dorothy Mae Davis
DOROTHY MAE DAVIS

STATE OF OREGON)

COUNTY OF Klamath)

I, MARLA MICHELE HANLON-ABEITA hereby certify that **BRIAN CHRISTOPHER DAVIS** and **DOROTHY MAE DAVIS**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date. Given under my hand this 26 day of October, A.D., 2024.

(Seal)

Marla M
Notary Public

My Commission Expires: 2/26/2027

This Instrument Prepared By:
DALE SMITH OR Bar No. 793985
o/b/o BC LAW FIRM, P.A.
61141 S HWY 97 PMB 306
BEND, OR 97702

