

2024-009780

Klamath County, Oregon



00335517202400097800040047

11/08/2024 10:22:43 AM

Fee: \$97.00

This instrument was prepared by:

Arad Razaghi

123 Commons Dr, Apt 28

Eugene, OR, 97401

Once recorded, return to:

Arad Razaghi

123 Commons Dr, Apt 28

Eugene, OR, 97401

This Space for Recorder's Use Only.

## Oregon Quitclaim Deed

State of Oregon, County of Klamath

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of

One Hundred

US Dollars (\$ 100.00 )

in hand, paid to

Negar Tahmidi

a married individual

with an address of

121 W D St, Springfield, OR 97477

(the "Grantor" or "Grantors"), does/do hereby remise, release, and forever quit claim to

Arad Razaghi

an unmarried individual

with an address of

123 Commons Dr, Apt 28, Eugene, OR, 97401

(the "Grantee" or Grantees") all the rights, title, interest, and claim in or to the following

described real estate, situated in Klamath County, Oregon, to wit:

A complete legal description of the real property being conveyed by this instrument is attached hereto on page 4 as EXHIBIT A.

Tax Parcel ID Number 228621

The property identified herein ☐ is -OR- ☒ is not registered as the homestead of the Grantor(s).

Until amended, tax information shall be sent to:

Name: Arad Razaghi

Address: 123 Commons Dr, Apt 28, Eugene, OR, 97401

**TO HAVE AND TO HOLD**, all and singular the described property, together with the tenements, hereditaments, and appurtenances belonging, or in anywise appertaining thereto, unto the Grantee(s), and their heirs and assigns forever.

**IN WITNESS WHEREOF**, the Grantor(s) has/have duly executed this Quitclaim Deed as of the date hereinunder.

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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Grantor Signature:

NEGAR

Date: 9/13/2024

Printed Name:

Negar Tahmidi

Grantor Signature:

Date: \_\_\_\_\_

Printed Name:

Behnam Abi Razaghi

## NOTARY 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 Oregon )  
County of Lane )

On September 13<sup>th</sup>, 2024 before me, <sup>DD NT</sup> Negar Tahridi Devin Brown,  
personally appeared Negar Tahridi,  
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 Oregon that the foregoing paragraph  
is true and correct.

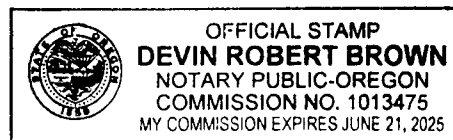
WITNESS my hand and official seal.

Signature



Printed Name Devin Brown

My Commission Expires June 21, 2025



(Seal)

## **EXHIBIT A**

Legal description of the real property being conveyed by this instrument.

**Parcel 1:**

**Lot 12, Block 8, Tract No. 1053, Oregon Shores, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon**

**Parcel 2:**

**Lot 13, Block 8, Tract No. 1053, Oregon Shores, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon**