

2024-009874

Klamath County, Oregon

11/13/2024 08:40:08 AM

Fee: \$92.00

Recordation Requested By:
WFG Lender Services
2625 Townsgate Rd, Suite 101
Westlake Village, California 91361

AFTER RECORDING RETURN TO: Visionet
WFG Lender Services
2625 Townsgate Road, Suite 101
Westlake Village, CA 91361
File No. 2537815OR

MAIL TAX STATEMENTS TO:
Nellie R. Romero and Frank I. Romero
6216 Shasta Street
Midland, OR 97603

Tax ID No.: R-3909-001BA-03700-000

QUITCLAIM DEED
Accommodation

THIS DEED made and entered into on this 1 day of November 20 24, by and between **Nellie R. Romero**, residing at 6216 Shasta Street, Midland, OR 97603, hereinafter referred to as Grantor(s) and **Nellie R. Romero and Frank I. Romero, a married couple, as tenants by the entirety**, residing at 6216 Shasta Street, Midland, OR 97603, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s) do this day remise, release and quitclaim to the said Grantee(s) the following described real estate located in Klamath County, Oregon:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Commonly known as: 6216 Shasta Street, Midland, OR 97603

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS (CHECK ONE):

- \$
 For Valuable Consideration
☒ Love & Affection
 Gift
 To Change Vesting. See ORS 93.030.

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, rights-of-way and limitations of record, if any.

Prior instrument reference: Book M99, Page 47435, Recorded: 12/01/1999

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee(s) and unto the heirs, administrators, successors or assigns of the Grantee(s) forever in FEE SIMPLE.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON(S) TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE RIGHTS, IF ANY, OF THE PERSON(S) 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(S) 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.

Dated this 1 day of November, 2024.

Nellie R. Romero
NELLIE R. ROMERO

STATE OF Oregon
COUNTY OF Klamath

The foregoing instrument was acknowledged before me on this 1 day of November, 2024 by NELLIE R. ROMERO.

Marla
Notary Public

Notary Public for State of Oregon

My Commission Expires 2/26/2027

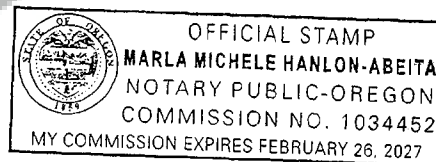


EXHIBIT A
LEGAL DESCRIPTION

Lot 1, Block 3, First Addition to Winema Gardens, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

Parcel ID Number: R-3909-001BA-03700-000

Property commonly known as: 6216 Shasta Street, Midland, OR 97603

Unofficial
Copy