

2024-009986

Klamath County, Oregon



0033577520240099860020023



**RYAN M. PECH, PC**

ATTORNEY AT LAW

**RECORDING REQUESTED BY AND  
WHEN RECORDED MAIL TO:**

Ryan M. Pech  
Ryan M. Pech, PC  
33 N. Central Ave, Ste 210  
Medford, OR 97501

**UNTIL A CHANGE IS REQUESTED  
SEND ALL TAX STATEMENTS TO:**

Ian Alexander Taylor  
12242 Larchwood Drive  
La Pine, Oregon 97739

THIS SPACE

11/15/2024 12:07:14 PM

Fee: \$87.00

Returned at Counter

**QUIT CLAIM DEED**

**Melissa Ranae Keiry**, Grantor, hereby releases and quitclaims to **Ian Alexander Taylor**, Grantee, all the rights, title, interest, and claim in or to the following described real property:

**COMMON ADDRESS:** 12242 Larchwood Drive, La Pine, Oregon 97739.

**LEGAL DESCRIPTION:** Real property in the County of Klamath, State of Oregon, described as follows:

**Lot 121, Block 1, Track 1060, Sun Forest Estates, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.**

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

2310-036100-05300	141313
2310-036100-05300	901064

The property described herein is not registered as the homestead of the Grantor.

The true consideration for this conveyance is **\$5,000.00**.

**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.

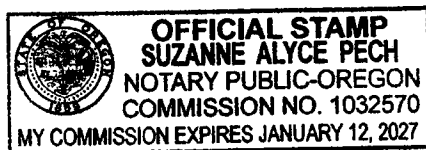
IN WITNESS WHEREOF, Grantor has hereunto subscribed her name to this instrument effective the 7<sup>th</sup> day of October 2024.

GRANTOR:

Melissa Ranae Keiry  
Melissa Ranae Keiry

STATE OF OREGON            )  
                                          ) ss.  
County of Jackson         )

On this 7<sup>th</sup> day of October 2024, before me, the undersigned Notary Public in and for said State, personally appeared Melissa Ranae Keiry, known or identified to me to be the person whose name is subscribed to the within instrument, and acknowledge to me that she executed the same.



Suzanne Pech  
Notary Public for the State of Oregon  
My Commission Expires: 01/12/2027