

2024-009992

Klamath County, Oregon



00335782202400099920040046

11/15/2024 01:24:00 PM

Fee: \$97.00

Returned at Counter

Reserved for Deed Records Use

Teddy Lawrence Castle
1241 Paradise Way
Ferndale, WA 98248

Quitclaim Deed

RECORDING REQUESTED BY (NAME):

Teddy Lawrence Castle
1241 Paradise Way
Ferndale, WA 98248

WHEN RECORDED MAIL TO (ADDRESS):

Michael Beaubien
P.O. Box 977 Jacksonville
Or 97530

AND MAIL TAX STATEMENTS TO (NAME AND ADDRESS):

Michael Beaubien
P.O. Box 977 Jacksonville
Or 97530

By this instrument, Teddy Lawrence Castle, not married, of 1241 Paradise Way, Ferndale, WA 98248, USA, (the "Grantor"), releases, as well as quitclaims, unto Michael Beaubien not married, of P.O. Box 977, Jacksonville Or 97530, (the "Grantee") all right, title and interest in and to the following described real property situated in KLAMATH County, Oregon:

Lot 21 of block 1 of KLAMATH RIVER ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Parcel Nos: 499384.

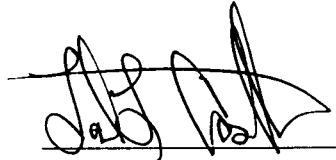
The true consideration for this conveyance is ¹⁰⁰\$10.00, the receipt and sufficiency of which is hereby acknowledged. ¹⁰⁰\$65,000

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.

Dated this 15 day of November, 2024.

Signed in the presence of:


Witness signature


Teddy Lawrence Castle

CHAD YEAGER
Witness name

STAMP
TAPLEY
C - OREGON
NO. 1052620
TOBER 15, 2028

Grantor Acknowledgement

STATE OF OREGON

COUNTY OF Klamath

Acknowledged before me, Rinda Lee Tapley, a Notary Public, this 15th day of November, 2024 by Teddy Lawrence Castle, known to me (or proven on the basis of satisfactory evidence) to be the Grantor, who has acknowledged the said instrument to be the Grantor's voluntary and lawful act and deed.

Rinda Lee Tapley
Notary Public for the State of Oregon

County of Klamath

My commission expires: 10-15-28

