

Returned at Counter Kristine M. Beck

2024-010882

Klamath County, Oregon



00336824202400108820030037

12/17/2024 09:55:04 AM

Fee: \$92.00

After recording, return to:
Robert A. Bratton
3689 Bristol Ave.
Klamath Falls, OR. 97603

Until a change is requested,
all tax statements should be sent to:
Robert A Bratton
3689 Bristol Ave.
Klamath Falls, OR. 97603

QUITCLAIM DEED

Under ORS 93.865

The grantor,
Kristine M. Beck
13134 W. Blue Yucca Pl
Tucson, AZ. 85743

for the true and actual consideration of \$10.00
Ten Dollars and 00/100

RELEASES AND QUITCLAIMS to the grantee,
Robert A. Bratton, an unmarried man, Sole Ownership
3689 Bristol Ave.
Klamath Falls, OR. 97603

all right, title, and interest in and to the following described real property:
Lot 9 of Block 1 of Altamont Acres, Second Addition, according to the
official plat thereof on file in the office of the County Clerk, Klamath
County, Oregon.

And commonly known as: 3689 Bristol Ave, Klamath Falls, OR. 97603
Parcel ID: Map Tax Lot 3939-010DB-01201 Account 887499

This conveyance is made subject to:

Easements, restrictions, and rights of way on record or enforceable in law and equity, and general property taxes for the year 2024 and thereafter.

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, CHAPTERS 885, 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 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 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424 OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTERS 885, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

IN WITNESS WHEREOF, the grantor has signed and sealed these presents this
day of December 16th, 2024 .

Kristine M Beck
Signature
Kristine M. Beck
Print Name
Grantor
Capacity

Robert A Bratton
Signature
Robert A. Bratton
Print Name
Grantee
Capacity

Signature

Print Name

Capacity

Signature

Print Name

Capacity

*Construe all terms with the appropriate gender and quantity
required by the sense of this deed.*

STATE OF Oregon
COUNTY OF Klamath

On this 16th day of December, 20 24, before me, Notary Public in and for
said state, personally appeared Robert Anthony Bratton and
Kristine Marie Beck,
identified to be the person whose name is subscribed to the within instrument, and
who acknowledged to me They freely executed the same.

Signature: Deborah Torrie
Print Name: Deborah Torrie
Title: MSR Notary
My Commission Expires: March 21st 2025

