

2024-011112

Klamath County, Oregon



00337086202400111120040046

12/24/2024 10:11:25 AM

Fee: \$97.00

This instrument was prepared by:

BRADLEY S. GILL

360 S WOOD RIDGE RD

COQUILLE, OR 97423

Once recorded, return to:

BRADLEY S. GILL

360 S WOOD RIDGE RD

COQUILLE, OR 97423

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

ZERO

US Dollars (\$ 0.00)

in hand, paid to

BRADLEY S. GILL

with an address of

3433 NORTH RIDGE DR, KLAMATH FALLS, OR 97601

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

BRADLEY S. GILL AND JANELLE K. WEIGEL

with an address of

3433 NORTH RIDGE DR, KLAMATH FALLS, OR 97601

(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 880427

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: BRADLEY S. GILL

Address: 360 S WOOD RIDGE RD, COQUILLE, OR 97423

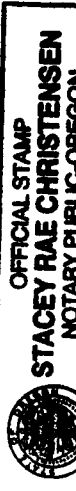
TO HAVE AND TO HOLD, all and singular the described property, together with the tenements, hereditaments, and appurtenances belonging, or in anywise appertaining thereto, unto the Grantee(s), and their heirs and assigns forever.

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

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:  Date: 12/20/2024
Printed Name: BRADLEY S. GILL

Grantor Signature: N/A Date: _____
Printed Name: _____



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 Coos)

On December 20, 2024 before me, Stacey Rae Christensen,
personally appeared Bradley S. Gill,
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 Stacey Rae Christensen
Printed Name Stacey Rae Christensen
My Commission Expires August 09, 2026 (Seal)



EXHIBIT A

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

The real property in Klamath County, Oregon, described as follows:

Lot 11 of Tract 1306 - Second Addition to North Ridge Estates, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Being the same property conveyed to Bradley S. Gill, deed dated 12/18/2019, recorded 12/24/2019, in Instrument No. 2019-014963, in the County of Klamath, State of Oregon.

More commonly known as: 3433 North Ridge Drive, Klamath Falls, OR 97601