

2025-000778

Klamath County, Oregon

02/06/2025 08:27:01 AM

Fee: \$87.00

Recordation Requested By/Return to:

CADENCE NATIONAL TITLE, LLC
17300 DALLAS PARKWAY, SUITE 3040
DALLAS, TX 75248
File No. CAD-3031-OR

Send Tax Notices to:

TIM A. DAVIES AND DEBORAH DAVIES AND CONNIE M. ARMER
15534 FISHHOLE CREEK RD.
BLY, OR 97622

QUITCLAIM DEED

THIS QUITCLAIM DEED this 27 day of January, 20 25, by first party **TIM A. DAVIES AND CONNIE M. ARMER**, to second party, **TIM A. DAVIES AND DEBORAH DAVIES AND CONNIE M. ARMER, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP.**

WITNESSETH, That the said first party, for good consideration in the amount of \$1.00 paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise and quitclaim unto the said second party forever, all the right, title interest and claim which the said first party has in and to the following described parcel of land, and improvements and, appurtenances thereto in the City of BLY, County of KLAMATH, State of Oregon, to wit:

S1/2 SW1/4 NE1/4, SECTION 13, TOWNSHIP 37 SOUTH, RANGE 14 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON.

APN: 404333

Property Address: 15534 FISHHOLE CREEK RD., BLY, OR 97622

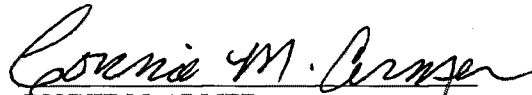
This instrument was prepared without the benefit of a title examination.

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.

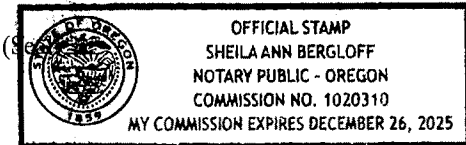
IN WITNESS WHEREOF, the said first party has signed and sealed there presents the day and year first above written.



TIM A. DAVIES


CONNIE M. ARMER

STATE OF OREGON)
COUNTY OF Klamath)

I, Sheila Ann Bergloff hereby certify that **TIM A. DAVIES** and **CONNIE M. ARMER**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date. Given under my hand this 27th day of January, A.D., 2025.




Notary Public
My Commission Expires: 12/26/2025

This Instrument Prepared By:
DALE SMITH OR Bar No. 793985
o/b/o BC LAW FIRM, P.A.
61141 S HWY 97 PMB 306
BEND, OR 97702