

2025-001483

Klamath County, Oregon



00339137202500014830040047

03/03/2025 10:03:46 AM

Fee: \$97.00

After recording, return to:

Eduardo A. & Wendy W. Andrews
P.O. Box 510
Kapaa, HI 96755

Until a change is requested,
all tax statements should be sent to:

Wendy W. Andrews
P.O. Box 510
Kapaa, HI 96755

QUITCLAIM DEED

Under ORS 93.865

The grantor,

Emil V. Bader & Genevieve A. Bader, a married couple
P.O. Box 510
Kapaa, HI 96755

for the true and actual consideration of \$1.00

One Dollar

RELEASES AND QUITCLAIMS to the grantee,

Eduardo A. & Wendy W. Andrews, a married couple, as tenants by entirety.

all right, title, and interest in and to the following described real property:

Oregon Shores Recreational Club, Unit 2, Block 24, Lot 54
2019 Meadow View Drive, Chiloquin, OR 97624-9797

And commonly known as: Oregon Shores Recreational Club, Klamath Falls, OR
Parcel ID: 00-245559

This conveyance is made subject to:

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 Feb. 11 2025.

Emil V. Bader
Signature
Emil V. Bader
Print Name

Capacity

Signature

Print Name

Capacity

Genevieve A. Bader
Signature
GENEVIEVE A. BADER
Print Name

Capacity

Signature

Print Name

Capacity

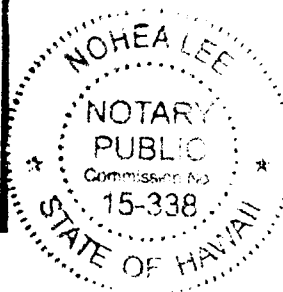
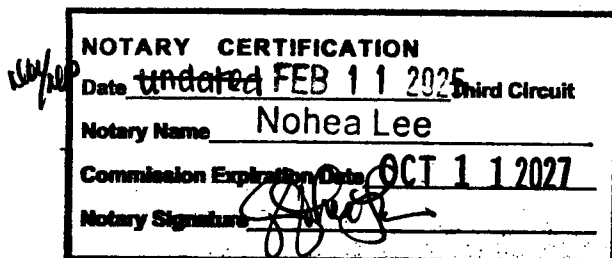
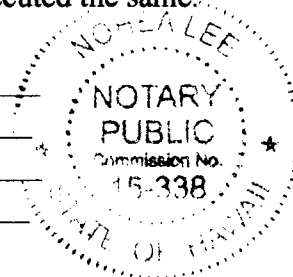
*Construe all terms with the appropriate gender and quantity
required by the sense of this deed.*

STATE OF Hawaii
COUNTY OF Hawaii

On this 11th day of February, 2025, before me, Notary Public in and for
said state, personally appeared Emil V. Bader And Genevieve A. Bader

identified to be the person whose name is subscribed to the within instrument, and
who acknowledged to me their freely executed the same.

Signature: [Signature]
Print Name: Nohea Lee
Title: Notary Public
My Commission Expires: OCT 11 2027



Recording Requested by:
Wells Fargo Realty Services, Inc.

50464

STATE OF OREGON,
County of Klamath)
Filed for record at request of

Vol. 38 Page 13322

Transamerica Title Co.

On this 22nd day of June A.D. 19 78
at 10:34 o'clock A M, and duly
recorded in Vol. M78 of Deeds
Page 13322

Wm D. MILNE, County Clerk

By Bernard H. Hetch Deputy

and When Recorded Mail to:

Emil V. Bader
Genevieve A. Bader
95-242 Hoeu Place
Mililani, HI 96789

until further notice, mail tax
statements to above

consideration \$5,000.00

Affix I.R.S. S. none in this space

Bargain and Sale Deed

THIS DEED, dated May 16, 19 78, by Wells Fargo Realty Services, Inc.
A California Corporation as Trustee, hereinafter called "Grantor," to Emil V. Bader and
Genevieve A. Bader, husband and wife as tenants by entirety.

hereinafter called "Grantee,"

WITNESSETH

Grantor for good and valuable consideration to it paid by Grantee, the receipt of which is hereby acknowledged,
does by these presents grant, bargain, sell and convey unto Grantee, their heirs and assigns, all of the following
described real property situated in the County of Klamath in the State of Oregon, to wit:

Lot 54 of Block 24 in
Oregon Shores Subdivision - Unit 2
Tract Number 1113, as shown on the map filed on December 9, 1977 in Volume 21,

Page 20 of Maps in the office of the County Recorder of said County.

SUBJECT TO: (1) Taxes for the fiscal year 19 77 - 19 78
(2) Covenants, Conditions, Reservations, Easements, Restrictions, Rights, Rights of Way, and
all Matters Appearing of Record.

TOGETHER WITH all and singular the tenements, hereditaments, appurtenances, rights, privileges and easements be-
longing or in anywise appertaining to any and all of the real property hereinabove described and defined and the reversion,
reversions, remainder and remainders, rents, issues, profits and revenue thereof.

TO HAVE AND TO HOLD said real property hereinabove described and defined unto Grantee, their
heirs and assigns, forever.

IN WITNESS WHEREOF, said Wells Fargo Realty Services, Inc., A California Corporation as Trustee, the Grantor
herein, has caused its corporate name to be hereunto subscribed and its corporate seal to be hereto affixed by its proper
officers thereunto duly authorized, as of the date first above written.

STATE OF CALIFORNIA
COUNTY OF Los Angeles SS.
On May 16, 1978 before me, the under-

signed, a Notary Public in and for said County and State, personally
appeared Norfleet J. Howell, known
to me to be the Vice President and
Betty M. Georgino
Assistant Secretary of the Corporation that executed

the within instrument, known to me to be the persons who
executed the within instrument on behalf of the Corporation there-
in named, and acknowledged to me that such Corporation executed
the within instrument pursuant to its by-laws or a resolution of its
board of directors.

WITNESS my hand and official seal.

(Seal) Cynthia M. Quesada
Notary Public in and for said County and State

Wells Fargo Realty Services, Inc.,
a California Corporation as Trustee, under
trust No. 7213
By Norfleet J. Howell, Vice President

By Betty M. Georgino, Assist. Secretary

OFFICIAL SEAL
Cynthia M. Quesada
NOTARY PUBLIC CALIFORNIA
PRINCIPAL OFFICE IN
LOS ANGELES COUNTY
My Commission Expires July 27, 1981

7213-80171