2025-001483 Klamath County, Oregon



03/03/2025 10:03:46 AM

Fee: \$97.00

After recording, return to: Eduardo A. & Wendy W. Andrews P.O. Box 510 Kapaau, HI 96755

Until a change is requested, all tax statements should be sent to: Wendy W. Andrews P.O. Box 510 Kapaau, HI 96755

## **QUITCLAIM DEED**

Under ORS 93.865

The grantor,

Emil V. Bader & Genevieve A. Bader, a married couple P.O. Box 510 Kapaau, 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.  Signature  Signature	Hereverie a. pader Signature GENEVTEVE A. BADER	
Print Name	Print Name	
Capacity	Capacity	
Signature	Signature	
Print Name	Print Name	
Capacity	Capacity	
Construe all terms with the appropriate gender and quantity required by the sense of this deed.  STATE OF		
On this 11th day of February, 20 25, before me, Notary Public in and for said state, personally appeared Emil V. Bader and Achevieve A. Bader		
signature: Notar Public  Title: Notar Public  My Commission Expires: OCT 1 1 2027		
Signature: Nohea Lee	NOTARY  PUBLIC  Commission No.	

. . .

Recording Requested by: 50464	STATE OF OREGON, ) County of Klamath )  Filed for record at request of
Wells Fargo Realty Services, Inc.	iled for record at request of
services, inc.	1.200031 01
	Transamerica Title Co.
and When Recorded Mail to:	on this 22ndday of June
Emil V. Bader	O'CC'
Genevieve A. Bader	M/B of lands
75-242 Hoen Place	. 0ge <u></u>
Mililani, HI 96789	Wm D. MILNE, County Clerk
	By Dernetter Virel-
notice, mail to	
and the above	sideration \$5,000.00
AIIX I.R.S. <u>5</u>	one in this space
Barcain	1 ~ -
Dargain an	d Sale Deed
THIS DEED And	
THIS DEED, dated May 16.  A California Corporation as Trustee, hereinafter called "Grantor,  Genevieve A. Bader, husband and wife	10 70
Cantornia Corporation as Trustee, hereinafter called "Grantee	, by Wells Fargo Realty Services, Inc.
Genevieve A. Bader, husband and miss	Emil V. Bader and
Genevieve A. Bader, husband and wife	as tenants by entirety.
C.	
hereinafter called "Grantee,"	
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Į.	
Grantor for	•
Grantor for good and valuable consideration to it paid by does by these presents grant, bargain, sell and convey unto Grante described real property situated in the County of Klamath in the Second	Grante- u
described real property situated in the Court and convey unto Grante	e, their
does by these presents grant, hargain, sell and convey unto Grante described real property situated in the County of Klamath in the State Lot 54 of Block 24	neirs and assigns, all of the following
Oregon Shares Call III	
Tract Number 1113	
Tract Number 1113, as shown on the map filed on Page 20 of Maps in the office of the County R	December 9 1077
I me office of the County R	ecorder of said Count
	July,
SUBJECT TO: (1) T	
SUBJECT TO: (1) Taxes for the fiscal year 19 77 .1978	
(2) Covenants, Conditions, Reservations, E	
Toches Appearing of Record.	ascments, Restrictions, Rights, Rights of Way, and
TOGETHER WITH all and singular the tenements, hereditaments, tonging or in anywise appentaining to any and all of the real property I reversions, remainder and remainders, rents, issues, profits and remainders.	
reversions, remainder and amount of the real property to	appurtenances, rights, privileges and promounts to
longing or in anywise appentaining to any and all of the real property I reversions, remainder and remainders, rents, issues, profits and revenue TO HAVE AND TO HOLD said tools.	thereof
TO HAVE AND TO HOLD said teal property hereinahove de lin WITNESS WHEREOU.	writed and the
IN WITNESS WHEREOE	scribed and defined unto Grantee. their
herein, has caused its corporate name to be by	1.6.40
	A Caldornia Communication
officers thereunto duly authorized, as of the date first shows	is corporate seal to be hereto affer.
IN WITNESS WHEREOF, said Wells Fargo Realty Services, Inc. herein, has caused its corporate name to be hereinto subscribed and i officers thereinto duly authorized, as of the date first above written.	A California Corporation as Trustee, the Grantor is corporate seal to be hereto affixed by its proper
STATE OF CALIFORNIA COUNTY OF TIME A PROATE	is corporate seal to be hereto affixed by its proper
STATE OF CALIFORNIA COUNTY OF Los Angeles On May 16, 1978  Wel	Is Fargo Realty Sandard to
STATE OF CALIFORNIA COUNTY OF Los Angeles On May 16, 1978  Signed, a Notary Publication of the Uniders of California (California) and Californ	ls Fargo Realty Services, Inc.,
STATE OF CALIFORNIA COUNTY OF Los Angeles SS. Wel On May 16, 1978 before me, the onder- signed, a Votary Public in and for said County and State, personally appeared Northeast T. S.	arrixed by its proper
STATE OF CALIFORNIA COUNTY OF Los Angeles SS. Wel On May 16, 1978 before me, the under- signed, a Notary Public in and for Sad County and State, personally appeared Norfleet J. Howell known to me to be the Vice President and By Betty M. Georgine	Is Fargo Realty Services, Inc diformia Corporation as Truefor under set No. 7213
STATE OF CALIFORNIA COUNTY OF Los Angeles SS. Wel On May 16, 1978 before me, the onder signed, a Notary Public in and for each County and State, personally appeared Norfleet J. Howell known to me to be the Vice President and State, personally to me to be the Vice President and By  Betty M. Georgino known to me to be	ls Fargo Realty Services, Inc., diffornia Corporation as Truste   under ust No. 7213
STATE OF CALIFORNIA COUNTY OF Los Angeles SS. Wel 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 to me to be the Vice President and howen to me to be Betty M. Georgino From the deportment that executed the within Instrument, known to me to be the within Instrument, known to me to be the County of the temporation that executed	is Fargo Realty Services, Inc difformia Corporation as Truelle under ust No 7213 Norfleet J. Howell, Vice President
STATE Of CALIFORNIA COUNTY OF Los Angeles SS. Wel On May 16, 1978 before me, the under- signed, a Notary Public in and for said County and State, personally appeared Norfleet J. Howell to me to be the Vice President and By Retty M. Georgino Encounterment for the County and State, personally to me to be the Vice President and By Assistant Secretary or the Corporation that executed the within Instrument, known to me to be the persons who executed the within Instrument on behalf or the County who	is Fargo Realty Services, Inc difformia Corporation as Truelle under ust No 7213 Norflee J. Howell, Vice President
STATE OF CALIFORNIA COUNTY OF Los Angeles SS. Well 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 how no me to be Assistant Secretary or the corporation that executed the within instrument, known to me to be the persons who everuted the within Instrument on behalf of the Corporation executed the within instrument pursuant to its he-laws or a resolution of its board of directors.	Is Fargo Realty Services, Inc., difformia Corporation as Trustle   under ust No. 7213 Norflee J. Howell, Vice President  ty M. Georgino, Assist Secretary
STATE OF CALIFORNIA COUNTY OF Los Angeles SS. Well 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 from the corporation to be Assistant Secretary or the corporation that executed the within instrument, known to me to be the persons who executed the within Instrument on behalf of the Corporation executed in mained, and acknowledged to me that such Corporation executed the within instrument pursuant to its he laws or a resolution of its board of directors.	Is Fargo Realty Services, Inc., difformia Corporation as Trustle   under set No 7213   White President   Vice President   Vice President   Cyrillois   Sextension   Cyrillois   March 1980   March 1980
STATE OF CALIFORNIA COUNTY OF Los Angeles SS. Well On May 16, 1978 before me, the under- signed, a Notary Public in and for each County and State, personally appeared Norfleet J. Howell known to me to be the Vice President and Betty M. Georgino from to me to be Assistant Societies or 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 mained, and acknowledged to me that such Corporation executed the within Instrument pursuant to its he laws or a resolution of its board of directors. WITNESS 90 hand and official seal.  (Seal)	Is Fargo Realty Services, Inc., diffornia Corporation as Truste   under ust No. 7213 Norflee J. Howell, Vice President  ty M. Georgino, Assist Secretary Cynthia M. Quesada Rotter President
STATE OF CALIFORNIA COUNTY OF Los Angeles SS. Well 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 By Betty M. Georgino the corporation that executed the within Instrument, known to me to be the persons who eventual 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 lie laws or a resolution of its board of directors. WITNESS 30 hand and official scal.  (Seal) Well  Well  A County and State, personally at Crown to me that executed the within Instrument on behalf of the Corporation there in named, and acknowledged to me that such Corporation executed board of directors.  WITNESS 30 hand and official scal.  (Seal) Well  A County and State, personally at Crown to me, the under the true of the persons who even the within Instrument on behalf of the Corporation there is a county of the county and State.  Betty County and State of the county and State  My	Is Fargo Realty Services, Inc difformia Corporation as Truefo under ust No 7213 Norfice J. Howell, Vice President ty M. Georgino, Assist Secretary