

2025-001768

Klamath County, Oregon



00339522202500017680030037

03/12/2025 09:19:54 AM

Fee: \$92.00

After recording, return to (Name and Address):

Kelly Ann Murga
3405 Raymond Street
Klamath Falls, OR 97603

Until requested otherwise, send all tax statements to
(Name and Address):

Kelly Ann Murga
3405 Raymond Street
Klamath Falls, OR 97603

[SPACE RESERVED FOR RECORDER'S USE]

George m. Murga

QUITCLAIM DEED

[Signature]

("grantor"),

for the consideration stated below, does hereby remise, release and forever quitclaim to

Kelly Ann Murga,

("grantee"), and to grantee's heirs, successors and assigns, all of

that certain real property, with all rights and interests belonging or relating thereto, situated in Klamath County,
Oregon, legally described (check one):

☒ as set forth on the attached Exhibit A, and incorporated by this reference.

☐ as follows:

To have as grantee's own and to hold for grantee's heirs, successors and assigns forever.

The true and actual consideration paid by grantee to grantor for this transfer is (check one or both; see ORS 93.030):

☐ \$ _____;

☒ other property or value given or promised which is ☐ part of the ☒ the whole (indicate which) consideration.

PUBLISHER'S NOTE: If using this form to convey real property subject to ORS 92.027, include the required reference.

S-N Form No. 721 - Quitclaim Deed - Page 1 of 2

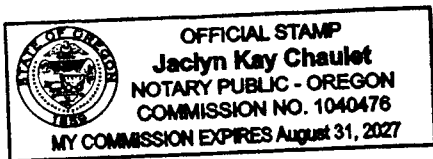
returned to Counter

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 construing this instrument, where the context so requires, the singular includes the plural, and the language will be read to apply equally to businesses, other entities and to individuals.

Grantor has executed this instrument on _____; any signature on behalf of a business or other entity is made with the authority of that entity.

STATE OF OREGON, County of Klamath) ss.
 This record was acknowledged before me on March 12, 2025
 by George Kwrqa
 or This record was acknowledged before me on _____
 by _____
 as (corporate title)
 of (company name)



Notary Public for Oregon
 My commission expires August 31, 2027

WARRANTY DEED

MT392254W
 M. BRETT JOHNSON and RUTH M. JOHNSON, as tenants by the entirety,
 Grantor(s) hereby grant, bargain, sell and convey to:
 GEORGE M. MURGA and KELLY A. MURGA, husband and wife,
 Grantee(s) and grantee's heirs, successors and assigns the following described
 real property, free of encumbrances except as specifically set forth herein in
 the County of Klamath and State of Oregon, to wit:

Lot 11 in Block 1 of FIRST ADDITION TO VALLEY VIEW, according to the
 official plat thereof on file in the office of the County Clerk of
 Klamath County, Oregon.

SUBJECT TO: all those items of record and those apparent upon the land, if
 any, as of the date of this deed and those shown below, if any:
 and the grantor will warrant and forever defend the said premises and every
 part and parcel thereof against the lawful claims and demands of all persons
 whomsoever, except those claiming under the above described encumbrances.

THIS INSTRUMENT WILL 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
 APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST
 PRACTICES AS DEFINED IN ORS 30.930.

The true and actual consideration for this conveyance is \$ 88,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
 following address: 3405 RAYMOND, KLAMATH FALLS, OR 97003

Dated this 23 day of September, 1996.

M. Brett Johnson
 M. BRETT JOHNSON

Ruth M. Johnson
 RUTH M. JOHNSON

NOTARY ACKNOWLEDGEMENT

STATE OF OREGON

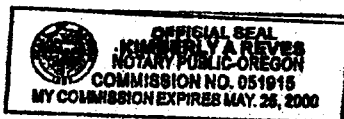
SS. September 23 19 96

COUNTY OF KLAMATH

Personally appeared the above named M. BRETT JOHNSON AND

RUTH M. JOHNSON

and acknowledged the foregoing instrument to be their voluntary act.



Before me:

Kimberly A. Reeves
 Notary Public for Oregon

My commission expires _____

(seal)

ESCROW NO. MT39225-KA

Return to:

GEORGE M. MURGA
 3405 RAYMOND
 KLAMATH FALLS, OR 97003

STATE OF OREGON,
 County of Klamath ss.

Filed for record at request of:

Amerititle
 on this 24th day of Sept. A.D. 19 96
 at 3:58 o'clock P. M. and duly recorded
 in Vol. 196 of Deeds Page 30309
 Bernetha G. Letsch County Clerk
 By *Bernetha G. Letsch*

Fee, \$30.00

Deputy:

96 SEP 24 P3:58

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