

2025-001901

Klamath County, Oregon

Returned at: Counter



00339714202500019010020025

03/17/2025 02:33:33 PM

Fee: \$87.00

AFTER RECORDING, RETURN TO:

Michael Madden

6864 Teal Lane

Bonanza, Oregon 97623

SEND TAX STATEMENTS TO:

Linda J. Fortner

6864 Teal Lane

Bonanza, Oregon 97623

QUIT CLAIM DEED

KNOWN ALL MEN BY THESE PRESENTS, that Michael Madden, trustee of the Michael Madden Revocable Living Trust, for the consideration hereafter stated, do hereby remise, release, and quit claim unto Linda J. Fortner, hereafter called Grantee, and unto Grantee's heirs, successors, and assigns all of the Grantor's right, title, and interest in that certain real property with the tenements, hereditaments, and appurtenances there unto belonging or in any way appertaining, situated in the County of Klamath, State of Oregon, commonly known as 6864 Teal Lane, Bonanza, Oregon legally described as follows:

Lot 21 in Block 45, KLAMATH FALLS FOREST ESTATES HIGHWAY 66 UNIT, PLAT NO. 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The true and actual consideration paid for this transfer is the sum of \$10,000.

ORS 93.040: 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 SECTION 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.

DATED this 17th day of March, 2025.

Michael Madden
MICHAEL MADDEN, Trustee

STATE OF OREGON

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) ss.
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County of Klamath

This instrument was acknowledged before me on the 17th day of March, 2025 by Michael Madden.

Averi Marie Callahan

Notary Public for Oregon

My Commission Expires: 2/11/2028

