

2025-002168

Klamath County, Oregon



00340058202500021680030039

03/26/2025 10:29:31 AM

Fee: \$92.00

This instrument was prepared by:

Torena Ochoa Erickson

239 N Elm St

Merrill, OR 97633

Once recorded, return to: + Any and All Tax-
Statements

Torena Ochoa Erickson

239 N Elm St

Merrill, OR 97633

Returned at Counter

This Space for Recorder's Use Only.

Oregon Quitclaim Deed

Epifanio Ochoa Guillen 330 County Rd 169 Tulelake, CA 96134 ("grantor"), for the consideration stated below, docs hereby remise, release and forever quitclaim to Torena Ochoa Erickson 239 N Elm St Merrill, OR 97633 ("grantee"), and to grantee's heirs, successors and assigns, all of Oregon, legally described (check one):

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

☐ as follows:

Please see attached document of property description at: 239 N Elm St Merrill, OR 97633

To have as grantee's own and 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 ORS93.030):

☒ \$0;

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

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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

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

Grantor has executed the instrument on March 24th 2025; any signature on behalf of a business or other entity is made with the authority of that entity.



Epifanio OCHOA

STATE OF OREGON, County of Klamath ss.

This record was acknowledged before me on March 24th 2025,

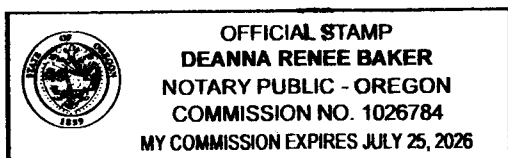
By Epifanio Ochoa _____.


Or This record was acknowledged before me on _____.

By _____.

As (corporate title) _____.

Of (company name) _____.





Notary Public for Oregon
My commission expires JULY 25, 2026

EXHIBIT A

Legal description of the real property being conveyed by this instrument.

PARCEL 1

All of Lot 10 of SUNSHINE TRACTS, situated in Section 1, Township 41 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, EXCEPTING THEREFROM the Southerly 32 feet of said Lot 10.

PARCEL 2

Commencing at the Northeast corner of Lot 10 above described; extending thence North along the East line extended of above mentioned Sunshine Tracts, a distance of 55 feet; thence West and parallel to the North line of said Lot 10, a distance of 131.7 feet, more or less, to a point on the East line extended of Elm Street of said Sunshine Tracts; thence South a distance of 55 feet, more or less, to the Northwest corner of said Lot 10; thence East 131.7 feet to the point of beginning, being a portion of the E1/2 S1/2 N1/2 SE1/4 SW1/4 of Section 1, Township 41 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.