

Returned a. Counter

2025-002346

Klamath County, Oregon



00340287202500023460040041

04/01/2025 11:41:56 AM

Fee: \$97.00

This Instrument was prepared by:

Martha LeAnne McClanahan

Once recorded, return to:

Martha LeAnne McClanahan
153690 Hwy 97 North
Gilchrist, OR 97737

This Space for Recorder's Use Only.

Oregon Quitclaim Deed

State of Oregon, County of Klamath

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of

One Dollar US Dollars (\$ 1.⁰⁰) in hand, paid to

Billy Michael Mohr,
with an address of

153690 Hwy 97 North Gilchrist, OR 97737

(the "Grantor" or "Grantors"), does/do hereby remise, release, and forever quit claim to

Martha LeAnne McClanahan,
with an address of

153690 Hwy 97 North Gilchrist, OR 97737

(the "Grantee" or Grantees") all the rights, title, interest, and claim in or to the following

described real estate, situated in Klamath County, Oregon, to wit:

A complete legal description of the real property being conveyed by this instrument is attached hereto on page 4 as EXHIBIT A.

Tax Parcel ID Number 051-2310-500-200 & 300 & Lot# 2310-500-200-300

The property identified herein ☐ is -OR- ☒ is not registered as the homestead of the Grantor(s).

Until amended, tax information shall be sent to:

Name: Martha LeAnne McClanahan

Address: 153690 Hwy 97 North Gilchrist, OR 97737

TO HAVE AND TO HOLD, all and singular the described property, together with the tenements, hereditaments, and appurtenances belonging, or in anywise appertaining thereto, unto the Grantee(s), and their heirs and assigns forever.

IN WITNESS WHEREOF, the Grantor(s) has/have duly executed this Quitclaim Deed as of the date hereunder.

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.

Grantor Signature: Billy M Mohr Date: 3/31/2025
Printed Name: Billy M. Mohr

Grantor Signature: Martha L. McClanahan Date: 3/31/2025
Printed Name: Martha L. McClanahan

NOTARY ACKNOWLEDGMENT

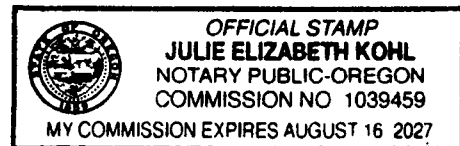
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of Oregon)
County of Deschutes)

On March 31, 2025 before me, Julie Elizabeth Kohl,
personally appeared Billy Michael Mohr and Martha Leanne McClanahan
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the state of Oregon that the foregoing paragraph
is true and correct.

WITNESS my hand and official seal.



Signature JE Kohl
Printed Name Julie Elizabeth Kohl
My Commission Expires 8/16/2027

(Seal)

EXHIBIT A

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

The portion of Lot one (1) Section 5, Township
23 South, Range 10 East of the Willette
Meridian, Klamath County Oregon, Lying
and being South of Klamath Deschutes
County Line & North & Westerly of Dallas-
California Highway as now located, being
Triangular in Shape and bounded on the
South and East Side by the north Dallas-
California Hwy as now located on the by
the Deschutes County line and on the
West line of said Lot one Tax acct #
051-2310-500-200 & 300 Tax lot #
2310-500-200-300