

2025-003885

Klamath County, Oregon

05/23/2025 09:13:01 AM

Fee: \$87.00



Recordation Requested By/Return to:
VANTAGE POINT TITLE, INC.
18167 US HWY 19 NORTH STE 180
CLEARWATER, FL 33764
File No. OR953703

Send Tax Notices to:
RABBIT ROCK PROPERTIES LLC, AN OREGON
LIMITED LIABILITY COMPANY
175 WIGHTMAN ST
ASHLAND, OR 97520

QUITCLAIM DEED

THIS QUITCLAIM DEED this 9 day of MAY, 20 25, by first party CYNTHIA Z. MOSCARITOLO, to second party, RABBIT ROCK PROPERTIES LLC, AN OREGON LIMITED LIABILITY COMPANY.

WITNESSETH, That the said first party, for good consideration in the amount of \$1.00 paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise and quitclaim unto the said second party forever, all the right, title interest and claim which the said first party has in and to the following described parcel of land, and improvements and, appurtenances thereto in the City of KLAMATH FALLS, County of KLAMATH, State of Oregon, to wit:

All that portion of the S1/2 S1/2 SE1/4 SE1/4 of Section 3, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Southeast corner of said Section 3; thence North 1° 14' West along the centerline of Summers Lane 330 feet to the point of beginning; thence South 89° 26' West 568 feet; thence South 1° 14' East 75 feet; thence North 89° 26' East 568 feet to the centerline of Summers Lane; thence North 1° 14' West 75 feet to the point of beginning. SAVING AND EXCEPTING THEREFROM any portion lying within the right of way of Summers Lane.

APN: 530303

Property Address: 2956 SUMMERS LANE, KLAMATH FALLS, OR 97603

This instrument was prepared without the benefit of a title examination.

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 WITNESS WHEREOF, the said first party has signed and sealed there presents the day and year first above written.

Cynthia Z. Moscaritolo
CYNTHIA Z. MOSCARITOLO

STATE OF California)

COUNTY OF Santa Cruz)

I, Lisa Blair Ghelardi, Notary Public

hereby certify that CYNTHIA Z. MOSCARITOLO whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date. Given under my hand this 9 day of May, A.D., 20 25.

(Seal)

Lisa Blair Ghelardi
Notary Public

My Commission Expires: 7/13/2025

This Instrument Prepared By:
DALE SMITH OR Bar No. 79398
o/b/o BC LAW FIRM, P.A.
1711 WILLAMETTE ST. #301-737
EUGENE, OR 97401

