

**2025-004197**

**Klamath County, Oregon**

**06/03/2025 11:28:01 AM**

**Fee: \$92.00**



After Recording, Return to:  
ServiceLink, LLC  
1355 Cherrington Parkway  
Moon Township, PA 15108

Grantee(s) Tax-Mailing Address:  
**Shannon Russell and Lance Russell**  
2400 Oregon Ave, Klamath Falls, OR 97601

File No: 2003461061

Parcel Number: 211416

**STATUTORY QUITCLAIM DEED**

**Shannon Russell FKA Shannon McAfee**, married ("Grantor"), releases and quitclaims to **Shannon Russell and Lance Russell**, a married couple, not as tenants in common but with the right of survivorship, ("Grantee") all right, title, and interest in and to the following described real property:

**Lot 5, Block 55, Buena Vista Addition to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.**

**Saving and excepting that portion thereof conveyed to State of Oregon, by and through its State Highway Commission in Volume 286, page 99, Deed Records of Klamath County, Oregon.**

**Property Address is: 2400 Oregon Ave, Klamath Falls, OR 97601**

Prior deed recorded at **Instrument No. 2016-007693**

The true and actual consideration for this transfer is \$0.00.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSONS RIGHTS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) AND

Executed by the undersigned on May 24, 2025.

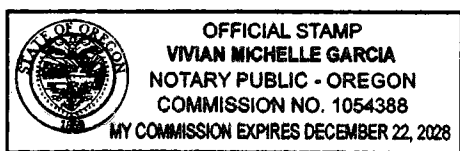
Shannon Russell FKA Shannon McAfee  
Shannon Russell FKA Shannon McAfee

STATE OF OR  
COUNTY OF Klamath

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT **Shannon Russell**, personally known to me, or has produced OR DL'S, as identification, to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that (he/she/they) signed, sealed, and delivered the said instrument as (his/her/their) free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 24<sup>th</sup> day of MAY, 2025.

[Signature]  
Notary Public



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 (Definitions for ORS 92.010 to 92.192) OR 215.010 (Definitions), 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 (Definitions for ORS 30.930 to 30.947), AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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.