

Returned at Counter
William Hamilton

2025-004557

Klamath County, Oregon



00342938202500045570020026

06/13/2025 11:10:18 AM

Fee: \$87.00

After recording return to:
Nestor Esquada
24339 Modoc Point Road
Chiloquin, OR 97624

Until a change is requested all tax statements shall
be sent to the following address:

Nestor Esquada
24339 Modoc Point Road
Chiloquin, OR 97624

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that Modoc Point Properties LLC, hereinafter called grantor, for the consideration hereinafter stated, does hereby remise, release and forever quitclaim unto Nestor Inez Esqueda, hereinafter 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 thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

LOT 14, MODOC POINT, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

APN: 322939
Map Tax Lot: 3607-A15CD-00700-000

To have and to hold the same unto grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration for this conveyance is \$2,000

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

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 170 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, 194.3-1 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.

Dated this 13 day of June, 2025

Modoc Point Properties LLC

By: _____

W. Shannon Hamilton, Member

State of Oregon}
County of Klamath}

On this 13 day of June, 2025 before me, timothy estores a
Notary Public in and for said state personally appeared

Shannon Hamilton, known or identified to me to be the person
whose name is subscribed to the within instrument and acknowledged to me that he executed
same:

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and
year in this certificate first above written.

Timothy D Estores
Notary Public for the State of Oregon

My Commission Expires: 2/26/2029

