

LA

NO PART OF ANY STEVENS-NESS FORM MAY BE REPROD

Returned at Counter



00343033202500046360020020

06/16/2025 04:06:20 PM

Fee: \$92.00

After recording, return to (Name and Address):

Charles Alan Smith  
201 Old Midland RD  
Midland, OR 97634

Until requested otherwise, send all tax statements to  
(Name and Address):

Charles Alan Smith  
201 Old Midland RD  
Midland, OR 97634

[SPACE RESERVED FOR RECORDER'S USE]

QUITCLAIM DEED

Smith  
Michala Jean Schader<sup>ms</sup> formally known as  
Michala Jean Schader

("grantor"),

for the consideration stated below, does hereby remise, release and forever quitclaim to  
Charles Alan Smith

("grantee"), and to grantee's heirs, successors and assigns, all of  
that certain real property, with all rights and interests belonging or relating thereto, situated in Klamath County,  
Oregon, legally described (check one):

- as set forth on the attached Exhibit A, and incorporated by this reference.
- as follows:

Lots 23, 24 and 25 in Block 7 of Midland  
according to the official Plat thereof  
on file in the office of the County  
Clerk of Klamath County, OREGON

To have as grantee's own and to 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 ORS 93.030):

- \$ 0;
- other property or value given or promised which is  part of the  the whole (indicate which) consideration.

PUBLISHER'S NOTE: If using this form to convey real property subject to ORS 92.027, include the required reference.



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

Grantor has executed this instrument on June 16, 2025; any signature on behalf of a business or other entity is made with the authority of that entity.

*Michala Jean Smith*

STATE OF OREGON, County of Klamath  
 This record was acknowledged before me on June 16, 2025  
 by Michala Jean Smith  
 or This record was acknowledged before me on \_\_\_\_\_  
 by \_\_\_\_\_  
 as (corporate title) \_\_\_\_\_  
 of (company name) \_\_\_\_\_

*[Signature]*  
 Notary Public for Oregon  
 My commission expires March 31, 2026

