

Returned at Counter

2025-005805

Klamath County, Oregon



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07/08/2025 03:10:40 PM

Fee: \$102.00

This instrument was prepared by:

VICTORIA HESTIN

Once recorded, return to:

VICTORIA HESTIN

PO Box 464

BLY OR 97622

STATUS 21010 CINDER CT, BLY, OR

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

0 US Dollars (\$ 0) in hand, paid to

KLAMATH CO COURT CASE NO: 21PB06091

MARGIE BETHELLE DECEASED

with an address of

PO Box 464 or 21010 CINDER CT, BLY 97622

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

CONVEYS TO: VICTORIA HESTIN (DEEDED SUCCESSOR)

GRANTEE THE REAL PROPERTY AND IMPROVEMENTS LOCATED with an address of

21010 CINDER CT, BLY 97622 KLAMATH COUNTY, OR

(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

364965

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: VICTORIA HESTIN

Address: PO Box 464 BLY OR 97622

Victoria Hestin

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 hereinunder.

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: _____ Date: _____

Printed Name: _____

Grantor Signature: _____ Date: _____

Printed Name: _____

See RECORDED
LAST WILL & TESTAMENT
OF MARGIE A BETHELLE
Receipt no: 2021-454616
TRANSACTION DATE 07-20-2021
Circuit Case No 21 PB 06091
COURT

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 Klamath)

On July 8, 2025 before me, Joseph Rivera,
personally appeared Victoria Hestin,
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 
Printed Name Joseph Rivera
My Commission Expires May 12, 2029

(Seal)

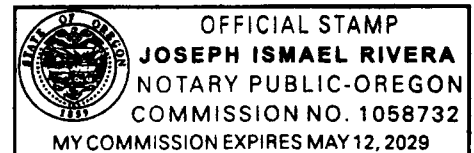


EXHIBIT A

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

CODE : 113

PCL : 409

ACRES: 0.98

LEGAL:

SITUS: 21010 CINDER CT BLY

TAX ACCOUNT NO:

364965

PINECREST

BLOCK-5 LOT-6