

2025-005884

Klamath County, Oregon



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07/10/2025 01:25:19 PM

Fee: \$102.00

Quitclaim Deed

RECORDING REQUESTED BY Jolene Nicora

AND WHEN RECORDED MAIL TO: and Taxes

Jolene Nicora, Grantee(s)

16747 Ponderosa Ln
Klamath Falls, OR 97601

Consideration: \$ 100,000.00

Property Transfer Tax: \$ 0

Assessor's Parcel No.: 3809-029BD-04300

PREPARED BY: Jolene Nicora certifies herein that he or she has prepared this Deed.

J Nicora
Signature of Preparer

7/10/2025
Date of Preparation

Jolene Nicora
Printed Name of Preparer

THIS QUITCLAIM DEED, executed on July 10, 2025 in the County of

Klamath, State of Oregon

by Grantor(s), Jonathan Charles Brown,

whose post office address is 4346 Ferrier Ave Klamath Falls OR 97601

to Grantee(s), Jolene Betty Nicora,

whose post office address is 16747 Ponderosa Ln Klamath Falls OR 97601

WITNESSETH, that the said Grantor(s), Jonathan Charles Brown,

for good consideration and for the sum of One Hundred Thousand & 21/100


(\$ 100,000.00) paid by the said Grantee(s), the receipt whereof is hereby acknowledged,

does hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title,

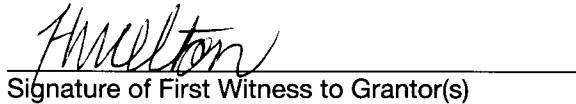
interest and claim which the said Grantor(s) have in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Klamath, State of Oregon and more specifically described as set forth in EXHIBIT "A" to this Quitclaim Deed, which is attached hereto and incorporated herein by reference.

IN WITNESS WHEREOF, the said Grantor(s) has signed and sealed these presents the day and year first above written. Signed, sealed and delivered in presence of:

GRANTOR(S):


Signature of Grantor

Jonathan Brown
Print Name of Grantor


Signature of First Witness to Grantor(s)

Harley Melton
Print Name of First Witness to Grantor(s)


Signature of Second Grantor (if applicable)

Print Name of Second Grantor (if applicable)

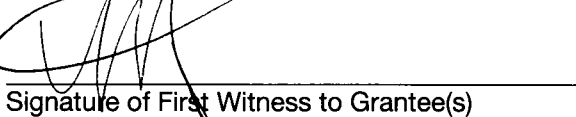
Signature of Second Witness to Grantor(s)

Print Name of Second Witness to Grantor(s)

GRANTEE(S):


Signature of Grantee

Jolene Nicora
Print Name of Grantee


Signature of First Witness to Grantee(s)

Madison Kline
Print Name of First Witness to Grantee(s)

Signature of Second Grantee (if applicable)

Print Name of Second Grantee (if applicable)

Signature of Second Witness to Grantee(s)

Print Name of Second Witness to Grantee(s)

Exhibit "A"

Address of transfer

1874 Academy Ave Klamath Falls, OR 97601

The South 5 feet of Lot 1 and all of lots 3, 10 & 11 Block 74, 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.

NOTARY ACKNOWLEDGMENT

State of Oregon

County of Klamath

On July 10th 2025, before me, Norberto Valadez, a notary public in and for said state, personally appeared, Jolene Nicora Macier
Jonathan Brown

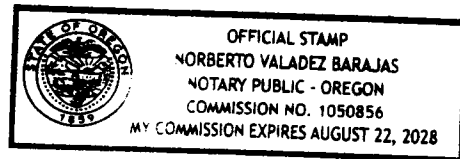
who are known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

WITNESS my hand and official seal.

Norberto Valadez Barajas
Signature of Notary

Affiant Known _____ Produced ID X

Type of ID Oregon Drivers License



(Seal)