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NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED

2025-006266

Klamath County, Oregon



00344929202500062660020029

07/21/2025 01:49:27 PM

Fee: \$92.00

Returned at Counter

After recording, return to (Name and Address):

RYAN BLAINE SHIPMAN  
PO BOX 1539  
CRESCENT CITY CA. 95531

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

RYAN BLAINE SHIPMAN  
PO BOX 1539  
CRESCENT CITY CA. 95531

[SPACE RESERVED FOR RECORDER'S USE]

## QUITCLAIM DEED

I JIMMY LEE LUMLEY

("grantor"),

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

RYAN BLAINE SHIPMAN

("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:

1828 RIVERSIDE DRIVE, KLAMATH FALLS, OR. 97601

REAL property in the County OF KLAMATH, STATE OF OREGON, Described AS Follows:

LOT 4 IN BLOCK 2, Riverview, 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):

☒ \$100 —;

☐ other property or value given or promised which is ☐ part of the ☐ the whole (indicate which) consideration.



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 July 21, 2025; any signature on behalf of a business or other entity is made with the authority of that entity.

*Jimmy J. Shipman*

*[Signature]*

STATE OF OREGON, County of Klamath ) ss.  
 This record was acknowledged before me on 21 July 2025  
 by Jimmy Lumley and Ryan Shipman  
 or This record was acknowledged before me on \_\_\_\_\_  
 by \_\_\_\_\_  
 as (corporate title) \_\_\_\_\_  
 of (company name) \_\_\_\_\_

*Patricia L. Horton*  
 Notary Public for Oregon  
 My commission expires 18 January 2028

