

2025-007229

Klamath County, Oregon

LA

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED

Returned at Counter



00346059202500072290030030

08/15/2025 02:28:04 PM

Fee: \$97.00

After recording, return to (Name and Address):

Crystal McMahon
 1949 Lakeshore Drive
 Klamath Falls OR 97601

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

Same

(SPACE RESERVED FOR RECORDER'S USE)

QUITCLAIM DEED

Dominic Herrera II

("grantor"),

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

Crystal McMahon

("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:

Property ID: 292230

Map Tax Lot # 3512-01700-02800

Exhibit A

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):

☒ \$ 1,930;

☐ 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 15 August 2025; any signature on behalf of a business or other entity is made with the authority of that entity.

[Handwritten signature]

STATE OF OREGON, County of Klamath) ss.
 This record was acknowledged before me on 15 August 2025
 by Dominic Herrera II
 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

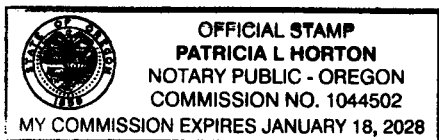


Exhibit A

2021-018138

Klamath County, Oregon



00292007202100181380020026

12/07/2021 11:00:26 AM

Fee: \$87.00

AFTER RECORDING, RETURN TO:
Mika N. Blain – Blain Law, LLC
729 Pacific Terrace
Klamath Falls OR 97601

SEND TAX STATEMENTS TO:
Dominic Herrera II
4045 Hilyard Avenue #14
Klamath Falls OR 97603

BARGAIN AND SALE DEED

Crystal I. McMahon, Grantor, hereby conveys unto Dominic Herrera II, Grantee, the following-described parcel of real property situate in Klamath County, Oregon:

The North half of the Southeast quarter of the Southwest quarter of the Southwest quarter and the Southwest quarter of the Southeast quarter of the Southwest quarter of Section 17, Township 35 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon.

Klamath County Assessor's Tax Lot No. R-3512-01700-2800
Property Account No. 292230

The true and actual consideration for this transfer is \$1.00.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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 (Definitions for ORS 92.010 to 92.192) OR 215.010 (Definitions), 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 (Definitions for ORS 30.930 to 30.947), AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING