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Fee: \$97.00

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PREPARED BY: Michele Avanti, 405 W. Oriole Drive, Roseburg, Oregon 97471.

AFTER RECORDING, RETURN DEED AND MAIL TAX STATEMENTS TO:
Chad Austin Hollingsworth, 34779 Church Road, Warren, Oregon 97053.

OREGON QUITCLAIM DEED

(Pursuant to Or. Rev. Stat. § 93.865)

State of Oregon
County of Klamath

THIS QUITCLAIM DEED, dated September 11, 2025, is made by and between the Grantors, identified as follows:

Name: **Joseph Anthony Plunkett**
Address: 405 W Oriole Dr, Roseburg, Oregon, 97471
Marital Status: Married

Name: **Michele Avanti**
Address: 405 W Oriole Dr, Roseburg, Oregon, 97471
Marital Status: Married

AND the Grantee, identified as follows:

Name: **Chad Austin Hollingsworth**
Address: 34779 Church Road, Warren, Oregon, 97053
Marital Status: Single

Legal description of the property:

Nimrod River Park, 4th Addition, Block 28, Lot 24, Klamath County, OR

Commonly known as: Nimrod River Park 4th Addition, Block 28, Lot 24, Oregon.

WITNESSETH, that we, the Grantors, for and in consideration of the price and sum of Nine Thousand Nine Hundred Fifty Dollars (\$9,950.00) and other good and valuable consideration paid to us by the Grantee, the receipt of which we hereby acknowledge, do release and quitclaim to the Grantee all of Grantors' right, title, and interest in or to the above-described property.

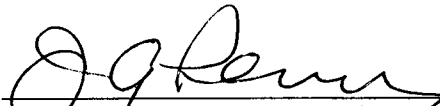
TOGETHER with all and singular the rights and appurtenances thereto in any wise belonging.

TO HAVE AND TO HOLD the described property unto the Grantee, and the heirs, successors, and assigns of Grantee, so that neither Grantors nor Grantors' heirs, administrators, executors, successors, or assigns will have, claim, or demand any right or title to said property or any part thereof.

Mandatory Statement (Or. Rev. Stat. § 93.040): 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.

Mandatory Statement of Consideration (Or. Rev. Stat. § 93.030): The true consideration for this conveyance is the price and sum of Nine Thousand Nine Hundred Fifty Dollars (\$9,950.00).

IN WITNESS WHEREOF, we have duly executed this Deed on the day and year first above written.

Signature: 
Print Name: Joseph Plunkett

Signature: 
Print Name: Michele Avanti

NOTARY ACKNOWLEDGMENT:

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which the certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of Oregon)

) ss.

County of Douglas)

On this 11th day of September, 2025, before me,

Laura Hampton, personally appeared,
Joseph Anthony Plunkett, Michele Avanti, who
proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within Quitclaim Deed 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.

Laura Hampton (SEAL)

Notary Signature

Laura Hampton
Notary Printed Name

My Commission Expires: January 25th, 2027

