

LK NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.



2025-009696
Klamath County, Oregon



00348953202500096960020024

10/29/2025 01:15:05 PM

Fee: \$92.00

After recording, return to (Name and Address):

WESLEY WAMBOLD
KIMBERLY BROWN
35319 PALOUSE LN
CHILCOQUIN OR 97624

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

WESLEY WAMBOLD
KIMBERLY BROWN
35319 PALOUSE LN
CHILCOQUIN OR 97624

[SPACE RESERVED FOR RECORDER'S USE]

QUITCLAIM DEED

BARBARA LEGRAND

("grantor"),

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

WESLEY ALLEN WAMBOLD AND KIMBERLY ANN BROWN

("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:

LOT 7, BLOCK 3, LATAKONIE SHORES, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON

APN: R231369
MAP TAX LOT: R-3507-0070D 13000 000

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):

- \$ ~~5000~~ NO CONSIDERATION
- other property or value given or promised which is part of the the whole (indicate which) consideration.

Returned at Counter
Gloria Sneyd

LK

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.



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, 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 10/28/25; any signature on behalf of a business or other entity is made with the authority of that entity.

Barbara LeGrand

Grantor(s)

STATE OF OREGON, County of Klamath

This record was acknowledged before me on October 28, 2025 ^{ss}
by Barbara LeGrand

or This record was acknowledged before me on _____
by _____
as (corporate title) _____
of (company name) _____

[Signature]

Notary Public for Oregon

My commission expires 10.30.2027

