2010-002284 Klamath County, Oregon



02/16/2010 08:15:32 AM

Fee: \$52.00

## COVER PAGE FOR OREGON DEEDS

Grantor: Kate E. Macartney, an unmarried woman

Grantor's Mailing Address: 1160 Front Street, Klamath Falls, Oregon 97601

Grantee: Kate E. Macartney, Trustee of the Kate Elizabeth Macartney Trust dated June 26,

1996

Grantees Mailing Address: 1160 Front Street, Klamath Falls, Oregon 97601

Type of Document to be Recorded: QUITCLAIM DEED

Consideration: The true consideration for this conveyance is: OTHER VALUE WAS THE WHOLE CONSIDERATION

Prior Recorded Document Reference: Deed: Recorded

\_\_\_\_\_\_, Page \_\_\_\_\_\_\_, Doc. No. <u>2010-000729</u>

Until a change is requested, all Tax Statements shall be sent to the following address:

Mec. 3rd

Kate E. Macartney 1160 Front Street Klamath Falls, Oregon 97601

After Recording Return To:

Kate E. Macartney 1460 Front Street Klamath Falls, Oregon 97601 US Recordings, Inc. 2925 Country Drive Ste 201 St. Paul, MN 55117 16/118263-03

Prepared By:

Kate E. Macartney 1160 Front Street Klamath Falls, Oregon 97601

## **QUITCLAIM DEED**

TITLE OF DOCUMENT

Kate E. Macartney, an unmarried woman, Grantor, releases and quitclaims to Kate E. Macartney, Trustee of the Kate Elizabeth Macartney Trust dated June 26, 1996, Grantee, all right title and interest in and to the following described real property, situated in the County of Klamath, State of Oregon:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.
Tax Account No.: 3809-030BB-01501-000
Prior Recorded Document Reference: <b>Deed</b> : Recorded; Book, Page, Doc. No
Subject To: 1. Taxes for the Current fiscal year, paid current 2. Restrictions, Conditions, Covenants, Rights, Rights of Way and Easements now of Record, if any
The true consideration for this conveyance is: OTHER VALUE WAS THE WHOLE CONSIDERATION Dated this 31st day of December, 2009. If a corporate grantor, it has caused its name to be signed by order of its Board of Directors.
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. 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 APPROVED USES, 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 197.352.
Kate E. Mecartney  Kate E. Macartney
STATE OF Newada }
STATE OF Newada ss  COUNTY OF Douglas
This instrument was acknowledged before me this 3157 day of December, 2009, by Kate E. Macartney.
NOTARY STAMP/SEAL
CHARLENE MCDONALD Notary Public, State of Nevada Appointment No. 93-4992-5 My Appt. Expires Nov 8, 2013  Before Me:    Lalen McConneld Notary Public-STATE OF Nevada My Commission Expires: 11-08-13

## **CERTIFICATION OF TRUST**

I/We Kate E. Macartney, Trustee(s), hereby confirm and attest to the following facts and circumstances relative to the below mentioned trust

1. Name of trust: The Kate Elizabeth Macartney Trust
is currently in existence and was created on June 26, 1996
2. The trust was established by: Kate E. Macartney
3. The current trustee(s) of the trust is/are: Kate E. Macartney
4. The power(s) granted to the trustee(s) include:
(A) The power to sell, convey and exchange the real property which is the subject of
this transaction x _ Yes No
(B) The power to borrow money as well as mortgage and encumber the subject
property with a deed of trustx_Yes No
5. The trust is (A) Revocable <u>x</u> or (B) Irrevocable <u>and is revocable</u> by the
following party(ies) Kate E. Macartney
6. Describe which trustees or combination thereof which are authorized to exercise
the powers mentioned in paragraph 4. if the trust has multiple trustees and less than
all the trustees are going to execute the documents necessary to complete this
transaction Kate F. Macartney
7. The trust identification number is as follows (Last Four Digits of SS#, etc.)
8. Title to trust assets shall be taken in the following fashion:
Kate Elizabeth Macartney, Thesee
Kate Elizabeth Macartney Trust dated June 26, 1996
The undersigned trustee(s) hereby declare(s) under penalty of perjury that the trust
described above has not been revoked, modified, or amended in any manner which
would cause the representations contained herein to be incorrect. This certification
would entire the representation of the state
is signed by all of the currently acting trustees who declare the above to be true and
is signed by all of the currently acting trustees who declare the above to be true and correct.
is signed by all of the currently acting trustees who declare the above to be true and correct.
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is signed by all of the currently acting trustees who declare the above to be true and correct.  Kate G. Macartney  Dated: 12 21 09  STATE OF OREGON Nevaday  ) ss.  COUNTY OF Douglas  On 12-31-09, before me personally appeared Kate E. Macartney, to me
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## EXHIBIT "A" LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF KLAMATH, STATE OF OREGON, AND IS DESCRIBED AS FOLLOWS:

A PARCEL OF LAND SITUATED IN THE NW1/4 NW1/4 OF SECTION 30, TOWNSHIP 38 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY SIDE OF FRONT STREET, SAID POINT DESCRIBED AS BEING SITUATE SOUTH 14 DEGREES 27' EAST 496.7 FEET; THENCE SOUTH 58 DEGREES 41' EAST 374.3 FEET AND THEN SOUTH 39 DEGREES 31' EAST 71.5 FEET FROM THE SOUTHEASTERLY CORNER OF LOT 92, BLOCK 3, FIRST ADDITION TO BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, OREGON; THENCE FROM THE POINT OF BEGINNING HEREIN DESCRIBED, SOUTH 39 DEGREES 31' EAST, ALONG THE SOUTHWESTERLY LINE OF FRONT STREET 76 FEET MORE OR LESS TO A POINT; THENCE SOUTH 45 DEGREES 41' WEST TO THE SHORE OF UPPER KLAMATH LAKE; THENCE NORTHWESTERLY ALONG SAID SHORE OF UPPER KLAMATH LAKE TO A POINT WHICH BEARS SOUTH 45 DEGREES 41' WEST FROM THE POINT OF BEGINNING; THENCE NORTH 45 DEGREES 41' EAST TO THE POINT OF BEGINNING; BEING A PORTION OF LOT 10, SECTION 30, TOWNSHIP 38 SOUTH, RANGE 9, EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF KLAMATH, STATE OF OREGON.

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