

1st courtesy

2011-010815

Klamath County, Oregon

**RECORDING COVER SHEET**

THIS COVER SHEET HAS BEEN PREPARED BY THE  
PERSON REPRESENTING THE ATTACHED INSTRUMENT  
FOR RECORDING. ANY ERRORS IN THIS COVER SHEET  
DO NOT AFFECT THE TRANSACTION(S) CONTAINED  
IN THE INSTRUMENT ITSELF.



00107866201100108150030036

09/27/2011 12:30:05 PM

Fee: \$67.00

**After Recording Return To  
And Send Tax Statements To:**

Reuben A. Talbot  
7730 Hwy 66  
Klamath Falls, OR 97601

**1. Name(s) of the Transaction(s):**

Quitclaim Deed

**2. Direct Party (Grantor):**

Reuben A. Talbot

**3. Indirect Party (Beneficiary):**

Reuben A. Talbot, Trustee of the Reuben A. Talbot Revocable Living Trust  
under Agreement dated November 18, 2010

**4. True and Actual Consideration Paid:**

Vesting change

**THIS DOCUMENT IS BEING RE-RECORDED TO INCLUDE ENTIRE  
LEGAL DESCRIPTION. PREVIOUSLY RECORDED IN 2011-001326.**

First American Title Ins. Co. has recorded this  
Instrument by request as an accommodation only,  
and has not examined it for regularity and sufficiency  
or as to its effect upon the title to any real property  
that may be described therein.

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



REUBEN A. TALBOT

7730 HWY 66

KLAMATH FALLS, OR 97601

Grantor's Name and Address

THE REUBEN A. TALBOT TRUST

7730 HWY 66

KLAMATH FALLS, OR 97601

Grantee's Name and Address

After recording, return to (Name, Address, Zip):

REUBEN A. TALBOT

7730 HWY 66

KLAMATH FALLS, OR 97601

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

REUBEN A. TALBOT

7730 HWY 66

KLAMATH FALLS, OR 97601

2011-001326

Klamath County, Oregon

00096355201100013260020021

02/04/2011 11:23:35 AM

Fee: \$42.00

SPACE RE

FOR

RECORDER'S USE

No. \_\_\_\_\_, Records of this County.

Witness my hand and seal of County affixed.

NAME

TITLE

By \_\_\_\_\_, Deputy.

KNOW ALL BY THESE PRESENTS that

QUITCLAIM DEED

REUBEN A. TALBOT

hereinafter called grantor, for the consideration hereinafter stated, does hereby remise, release and forever quitclaim unto REUBEN A. TALBOT, TRUSTEE OF THE REUBEN A. TALBOT REVOCABLE, hereinafter called grantee, and unto grantee's heirs, successors and assigns, all of the grantor's right, title and interest in that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in KLAMATH County, State of Oregon, described as follows, to-wit: \*\*LIVING TRUST UNDER AGREEMENT DATED NOVEMBER 18, 2010.

SEE EXHIBIT "A" ATTACHED HERETO

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$10 VEST IN TRUST. However, the actual consideration consists of or includes other property or value given or promised which is ☐ part of the ☒ the whole (indicate which) consideration. (The sentence between the symbols <sup>①</sup>, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the grantor has executed this instrument on FEBRUARY 4, 2011; if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so 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 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

STATE OF OREGON, County of KlamathThis instrument was acknowledged before me on February 4, 2011 by Reuben A. Talbot

This instrument was acknowledged before me on \_\_\_\_\_

by \_\_\_\_\_

as \_\_\_\_\_

of \_\_\_\_\_



OFFICIAL SEAL  
TAMARA L MC DANIEL  
NOTARY PUBLIC - OREGON  
COMMISSION NO. 447966  
MY COMMISSION EXPIRES MARCH 31, 2014

Notary Public for Oregon

My commission expires 3/31/14

\*\*\* See below

# EXHIBIT "A"

for beginning of legal description

Beginning at the intersection of the Southerly line of the Ashland-Klamath Falls Highway and a line running North and South and parallel to the East line of the said NE $\frac{1}{4}$  and distant therefrom 24 feet West and thence South along said line last mentioned a distance of 398 feet to a point which is the true point of beginning; and running thence Northwesterly 330 feet more or less to a point on the South line of the said Highway at a point thereon distant 290 feet when measured along the South line of the said Highway from the intersection of the Southerly line of the Highway and the East line of said NE $\frac{1}{4}$ ; thence Southwesterly along the Southerly line of said Highway a distance of 65 feet; thence Southeasterly 330 feet more or less to a point on a line which lies parallel with the Southerly boundary of said Highway and distant 330 feet Southeasterly therefrom, said point is also Southwesterly when measured along said parallel line 66 feet from the true point of beginning; thence Nely along the line ~~parallel with the~~ parallel with the Sly line of said Highway 66 feet to point of beginning.

\*\*\*A portion of the NE $\frac{1}{4}$  of NW $\frac{1}{4}$  of Section 23, Township 39 South Range 8, East of the Willamette Meridian more particularly described as follows, to-wit;