

2013-001835

Klamath County, Oregon



00131571201300018350010015

02/20/2013 08:22:45 AM

Fee: \$37.00

After Recording Return to:

Tami S.P. Beach
1184 Olive Street
Eugene, OR 97401

**Until a change is requested all tax statements
shall be sent to the following address:**
No change



QUITCLAIM DEED

Joseph R. Baumgartner and Linda M. Baumgartner, Trustees, the Joseph and Linda Baumgartner Family Trust, under agreement dated August 19, 2010, Grantors, release and quitclaim to Joseph R. Baumgartner, Grantee, all right, title and interest in and to the real property located in the city of Klamath Falls, Klamath County, Oregon, and described with particularity as follows:

Lot 1050 of Running Y Resort Tract 1426, Phase 12 1st Addition, recorded December 24, 2003 according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.-DC901

The true consideration for this conveyance is none.

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.

Dated this ____ day of February, 2013.

STATE OF OREGON)
) ss.
County of Washington)

Joseph R. Baumgartner
Joseph R. Baumgartner, Trustee, the Joseph and Linda Baumgartner Family Trust, UAD 8-19-10

Linda M. Baumgartner
Linda M. Baumgartner, Trustee, the Joseph and Linda Baumgartner Family Trust, UAD 8-19-10

This instrument was acknowledged before me on February 15, 2013, by Joseph R. Baumgartner, Trustee, the Joseph and Linda Baumgartner Family Trust, UAD 8-19-10, and Linda M. Baumgartner, Trustee, the Joseph and Linda Baumgartner Family Trust, UAD 8-19-10.

Barbara Hejtmank
Notary Public for Oregon