

2014-005977

Klamath County, Oregon



00154274201400059770020029

06/06/2014 08:24:35 AM

Fee: \$47.00

**After recording return to:**

Justin Wirth, Attorney at Law  
225 SW Fourth Street  
Corvallis, OR 97333

**Grantor's Name:**

Steven Allen, Trustee of the Carl B. Allen  
Revocable Trust dated December 9, 2011  
PO Box 1688  
1313 Crosby Herold  
Lincoln, CA 95648

**Grantee's Name:**

Steven Allen  
PO Box 1688  
1313 Crosby Herold  
Lincoln, CA 95648

**Mail tax statements to:**

No Change

**QUITCLAIM DEED**

Steven Allen, Trustee of the Carl B. Allen Revocable Trust dated December 9, 2011, hereinafter called Grantor, does hereby release and quitclaim unto Steven Allen, a married man as his sole and separate property, hereinafter called Grantee, and unto Grantee's heirs, successors, and assigns all of his right, title, and interest in that certain real property situated in Klamath County, Oregon, described as follows:

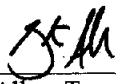
**NW 1/4 SW 1/4 of Section 24, Township 36 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon.**

The street address of said property is: 44250 Highway 140 East, Beatty, OR 97621. Klamath County Tax Account No: R353307 and Map Tax Lot No: R-3612-00000-10000-000.

The true consideration for the transfer is \$0.00 (transfer by an estate).

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 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009 AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

In Witness Whereof, the Grantor has executed this instrument on May 28, 2014.

  
\_\_\_\_\_  
Steven Allen, Trustee of the Carl B. Allen  
Revocable Trust dated December 9, 2011

[ATTACH CALIFORNIA NOTARY ACKNOWLEDGEMENT]

## ACKNOWLEDGMENT

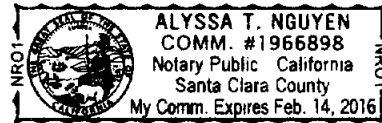
State of California  
County of Sacramento )

On May 28, 2014 before me, Alyssa T. Nguyen, Notary Public  
(insert name and title of the officer)

personally appeared Steven Allen,  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are  
subscribed to the within 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 California that the foregoing  
paragraph is true and correct.

WITNESS my hand and official seal.



Signature Alyssa T. Nguyen (Seal)