

2014-007168

Klamath County, Oregon



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07/08/2014 09:35:19 AM

Fee: \$52.00

RECORDING REQUESTED BY:

TIMOTHY J. BLIED, Esq.

400 N. TUSTIN AVE., STE. 290

SANTA ANA, CA 92705

WHEN RECORDED MAIL TO:

SCHMIESING BLIED STODDART

& MACKEY

400 N. Tustin Ave., Ste. 290

Santa Ana, CA 92705

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QUITCLAIM DEED

On June 27, 2014, the GRANTOR(S),

MICHAEL A. PIERCE and BRENDA D. PIERCE, a married couple, residing at 3150 E. Piru Lane, Brea, Orange County, California, 92821, for and in consideration of One Dollar (\$1.00) and/or other good and valuable consideration, conveys, releases and quitclaims to the GRANTEES:

MICHAEL A. PIERCE and BRENDA D. PIERCE, Trustees of the **PIERCE FAMILY TRUST** dated June 27, 2014, residing at 3150 E. Piru Lane, Brea, Orange County, California 92821,

the following described real property located in the County of Klamath, State of Oregon, and more particularly described as set forth in Exhibit "A" attached hereto and incorporated herein by reference. (Unimproved land -Lot 9 in Block 7 of Woodland Park, according to the Official Plat thereof on file in said County and State).

Grantor does hereby convey, release and quitclaim all of the Grantors' rights, title and interest in and to the above described property and premises to the Grantees, and to the Grantees' heirs and assign forever, so that neither Grantors nor Grantors' heirs, legal representatives or assigns shall have claim or demand any right or title to the property, premises, or appurtenances, or any part thereof.

A transfer to Grantors' revocable living trust where no money is exchanged.

TAX PARCEL NUMBER: R191081

Mail Tax Statements To:

MICHAEL & BRENDA PIERCE

3150 E. Piru Lane

Brea, CA 92821

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 193.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007. 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.

Grantor Signatures:

DATED: 6/27, 2014.



MICHAEL A. PIERCE



BRENDA D. PIERCE

STATE OF CALIFORNIA)
) ss.
COUNTY ORANGE)

On 6/27, 2014, before me, TIMOTHY J. BLIED, a Notary Public, personally appeared MICHAEL A. PIERCE and BRENDA D. PIERCE who proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons or the entity upon behalf of which the persons 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.



NOTARY PUBLIC

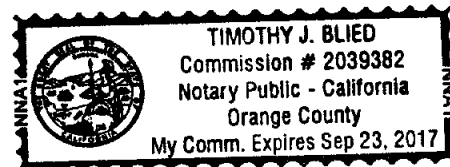


EXHIBIT "A"

Legal Description:

Lot 9 in Block 7 of Woodland Park, according to the Official Plat thereof on file in said County and State.

Together with the following described parcels which should be a part of the forthcoming conveyance:

An undivided 1/88th interest in Parcels of land situated in Lot 1 & 2 Section 15 Township 34 South, Range 7 East of the Willamette Meridian and being more particularly described as follows:

PARCEL 1: Beginning at the NW, comer of Sec 15, Township 34 So, Range 7 East of the Willamette Meridian and running thence along the No. line of said Sec. No. 89 Deg. 42'15"¹¹ East 400 Ft. thence South 62.42 Ft., thence So. 46 degrees 57'20"¹¹ West 208.82 ft. to the Northeasterly bank of the Williamson River; thence following said river bank No. 37 degrees 53'20"¹¹ West 136.90 Ft. thence No. 16 Degrees 33' West 60.98 Ft to the West line of Sec. 15: thence Northerly on said Section Line 172.92 ft. to the point of beginning.

PARCEL 2: Beginning at the NW comer of Sec. 15, Township 34 So., Range 7 East of the Willamette Meridian and running: thence No. 89 Degrees 42'15"¹¹ East 400 Ft. along the No. line of said Section 15, thence So. 62.42 Ft., thence South 50 degrees 54'50" East 453.16 Ft. thence So 76 degrees 17'30" East 886.79 Feet to the true point of beginning of this description; thence So. 35 degrees 56'30" West 446.55 Ft. to a point on the Northeasterly bank Williamson River; thence So. 45 degrees 32'20"¹¹ East 84.00 Ft.; thence North 44 degrees 52'10"¹¹ East 411.58 Feet; thence No. 34 Degrees 25'40"¹¹ West 156.01 Feet, more or less, to the true point of beginning of this description.