

2014-008361

Klamath County, Oregon



0015722201400083610020029

**QUIT CLAIM DEED**

08/11/2014 03:36:59 PM

Fee: \$47.00

**Grantor:** Cheryl Ruiz, Personal Representative  
of the Estate of Rita Koerber,  
Klamath County Circuit Court  
Case No. 1402536CV  
5531 Sylvia Avenue  
Klamath Falls, OR 97603

**Grantee:** Revocable Living Trust of Rita Koerber  
dated February 13, 2007.  
803 Main Street - Suite 201  
Klamath Falls, OR 97601

**Consideration:** Distribution from the Estate of Rita Koerber  
pursuant to the Last Will and Testament of  
Rita Koerber dated April 13, 2010.

**After recording,  
return to:** Boivin, Uerlings & Dilaconi, P.C.  
803 Main Street, Suite 201  
Klamath Falls, OR 97601

**Send all property  
tax statements to:** Boivin, Uerlings & Dilaconi, P.C.  
803 Main Street, Suite 201  
Klamath Falls, OR 97601

**KNOW ALL MEN BY THESE PRESENTS,** that Cheryl Ruiz, Personal Representative of the Estate of Rita Koerber, Klamath County Circuit Court Case No. 1402536CV hereinafter called grantor, for the consideration hereinafter stated, does hereby remise, release and quit claim unto the Revocable Living Trust of Rita Koerber dated February 13, 2007, Klamath Falls, Oregon, 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 anywise appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

The property commonly known as 4460 Homedale Road, Klamath Falls, OR 97603,  
more particularly described as:

LAMRON HOMES, Lot 33, according to the duly recorded  
plat thereof on file in the office of the County Clerk of Klamath County, Oregon.  
Property ID#R558186

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

The true and actual consideration paid for this transfer, is distribution from the Estate of Rita Koerber pursuant to the terms and conditions of the Last Will and Testament of Rita Koerber dated April 13, 2010.

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.

THIS INSTRUMENT WILL 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 AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

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IN WITNESS WHEREOF, the grantor has executed this instrument this 7<sup>th</sup> day of August, 2014; if a corporate grantor, it has caused its name to be signed and its seal affixed by an officer or other person duly authorized thereto by order of its board of directors.

Cheryl A. Ruiz  
Cheryl Ruiz, Personal Representative

STATE OF OREGON       )  
                                  ) ss.  
County of Klamath     )

This instrument was acknowledged before me on this 7<sup>th</sup> day of August, 2014, by Cheryl Ruiz.

Jennifer Grandstaff  
Notary Public for Oregon  
My Commission Expires: 4-19-2016

