

2014-013379

Klamath County, Oregon



00163307201400133790040044

12/30/2014 09:09:54 AM

Fee: \$57.00

**RECORDING COVER SHEET
FOR CONVEYANCES, PER ORS 205.234**

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

AFTER RECORDING RETURN TO

*name and address of the person authorized to receive the
instrument after recording, as required by ORS 205.180(4)
and ORS 205.238.*

Brett Milliron
3725 Chamberlain Way
Carmichael, California 95609

1. NAME(S) OF THE TRANSACTION(S), described in the attached instrument and required by ORS 205.234(a).

Note: Transaction as defined by ORS 205.010 "means any action required or permitted by state law or rule or federal law or regulation to be recorded including, but not limited to, any transfer, encumbrance or release affecting title to or an interest in real property."

QUITCLAIM DEED

2. DIRECT PARTY, name(s) of the person(s) described in ORS 205.125(1)(b) or GRANTOR, as described in ORS 205.160.

Stephen Robert Quinn and Frances Tolosa Quinn, as Trustees of the Stephen R. Quinn and Frances T. Quinn 2006 Revocable Trust.
2784 Butler Ct
West Sacramento, California 95691

3. INDIRECT PARTY, name(s) of the person(s) described in ORS 205.125(1)(a) or GRANTEE, as described in ORS 205.160.

Brett Milliron
3725 Chamberlain Way
Carmichael, California 95609

4. TRUE AND ACTUAL CONSIDERATION PAID *for instruments conveying or contracting to convey fee title to any real estate and all memoranda of such instruments, reference ORS 93.030.*

This parcel of land in exchange for the remaining outstanding note of \$49,250.00 from the purchase of 6352 Sanderling Rd, Klamath Falls, Oregon 97601.

5. UNTIL A CHANGE IS REQUESTED, ALL TAX STATEMENTS SHALL BE SENT TO THE FOLLOWING

ADDRESS for instruments conveying or contracting to convey fee title to any real estate, reference ORS 93.260.

Brett Milliron
3725 Chamberlain Way
Carmichael, California 95609

Prepared by: Stephen Quinn

2784 Butler ct.

West Sacramento, California 95691

Mail Deed and Tax Statement to:

Brett Milliron

3725 Chamberlain Way

Carmichael, California 95609

PIN#

QUITCLAIM DEED

THIS QUITCLAIM DEED, Executed this 5th day of December, 2014, by the Grantor(s),

Stephen Robert Quinn and Frances Tolosa Quinn, as trustees of the Stephen R. Quinn and Frances T. Quinn 2006 Revocable Trust.

2784 Butler Ct, West Sacramento, California 95691

to the Grantee(s),

Brett Milliron, a single man, whose address is:

3725 Chamberlain Way

Carmichael, California 95609

WITNESSETH, that the said Grantor, for true and actual consideration of This land in exchange for the remaining note of \$49,250.00 from the purchase of 6352 Sanderling Rd, Klamath Falls.

the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said Grantee forever, all the right, title, interest and claim which the said Grantor has in and to the following described parcel of Land, and improvements and appurtenances thereto in the County of Klamath, State of Oregon, legally described as:

Lot 1010 of Running Y Resort Tract 1423, Phase 12, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. Parcel R-3808-009C0-03500-000

This property is free from liens and encumbrances, Except:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSONS RIGHTS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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 (Definitions for ORS 92.010 to 92.192) OR 215.010 (Definitions), 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 (Definitions for ORS 30.930 to 30.947), AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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.

Commonly known as: 1010 Turnstone Drive, Klamath Falls, Oregon 97601

IN WITNESS WHEREOF, The said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in presence of:

Signature Stephen Quinn

Print Name Stephen Robert Quinn

Capacity: _____

Signature Frances Tolosa Quinn

Print Name Frances Tolosa Quinn

Capacity _____

Signature _____

Print Name _____

Capacity: _____

Signature _____

Print Name _____

Capacity _____

STATE OF _____ }

COUNTY OF _____ } {SEAL}

On this ____ day of See Attached Acknowledgment, 20____, before me a notary public, personally appeared _____

_____, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me he/she/they freely executed the same.

Notary Public State of _____ {SEAL}

Notary Public Signature _____

Print Name _____

My Commission (is permanent) (expires): _____

ALL-PURPOSE ACKNOWLEDGMENT

State of California

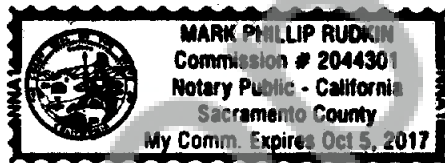
County of Sacramento

On Dec. 23, 2014 before me, Mark Phillip Rudkin ^{Notar-/} ~~Public~~ (name, title of officer),
personally appeared Stephen Quinn & Frances Quinn 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



(Seal)