

2015-000602

Klamath County, Oregon



01/22/2015 03:56:01 PM

Fee: \$47.00

After recording, please send to:
Richard Bergstrom and Carol Patzkowsky
1000 Lake Ridge Court
Klamath Falls, OR 97601

* Please also send tax statements to above address.

QUITCLAIM DEED

This Quitclaim Deed, executed this 21st day of January, 2015.

By Grantor: **Richard Bergstrom and Carol Patzkowsky**
To Grantee: **Richard Bergstrom and Carol Patzkowsky, as trustees of the Richard Bergstrom and Carol Patzkowsky Revocable Living Trust dated January 21, 2015.**

WITNESSETH, that the said Grantor does hereby remise, release, and quitclaim unto 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, To Wit:

Lot 3, LAKE RIDGE PARK, TRACT 1291, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. TOGETHER WITH an appurtenant 30 foot access and utility easement dated 11/1/93, recorded 11/4/93 in Volume M93, page 29109, Microfilm Records of Klamath County, Oregon.

SUBJECT TO: all those items of record and those apparent upon the land, if any, as of the date of this deed and those shown below, if any.

The true actual consideration for this transfer is **\$0.00**. ORS 93.930.

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.

IN WITNESS WHEREOF, That said Grantor has signed and sealed these presents the day and year first above written. Signed, sealed, and delivered in the presence of:



Richard Bergstrom


Carol Patzkowsky

STATE OF OREGON)
) ss.
County of Klamath)

The above-mentioned persons, Richard Bergstrom and Carol Patzkowsky, appeared before me and acknowledged that they executed the above instrument. Subscribed and sworn to before me this 21st day of January, 2015.




Notary Public for Oregon
My Commission Expires: 10-27-17