

After Recording, Return To:

Gerald J. Jansen and Lloydene L. Jansen, as co-Trustees
10418 West Ponderosa Circle
Sun City, AZ 85373

Mail Tax Statements To:

Gerald J. Jansen and Lloydene L. Jansen, as co-Trustees
10418 West Ponderosa Circle
Sun City, AZ 85373

2015-001147

Klamath County, Oregon

02/10/2015 09:07:00 AM

Fee: \$52.00

QUITCLAIM DEED

(ORS §93.110)

GERALD J. JANSEN and LLOYDENE L. JANSEN, husband and wife, the GRANTORS,

Whose mailing address is 10418 West Ponderosa Circle, Sun City, AZ 85373;

HEREBY RELEASE AND QUITCLAIM TO

GERALD J. JANSEN and LLOYDENE L. JANSEN, as co-Trustees of JANSEN FAMILY TRUST,
U/A dated February 2, 2015, the GRANTEE,

Whose mailing address is 10418 West Ponderosa Circle, Sun City, AZ 85373;

and to Grantee's successors and assigns, all of THE FOLLOWING described real property located in the
County of Klamath, State of **Oregon**:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

More commonly known as 18858 Clear Spring Way, Crescent Lake, OR

The true consideration for this conveyance is \$0 ("None").

The then-acting Trustee has the power and authority to encumber or otherwise to manage and dispose of
the hereinabove described real property; including, but not limited to, the power to convey.

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

Dated this 2 day of February, 2015.

Gerald J. Jansen
GERALD J. JANSEN

Lloydene L. Jansen
LLOYDENE L. JANSEN

STATE OF ARIZONA

)
) ss.
)

COUNTY OF MARICOPA

The foregoing instrument was acknowledged before me on this February 2, 2015, by
GERALD J. JANSEN and LLOYDENE L. JANSEN.



Leslie M. Turnbull
NOTARY PUBLIC

Unofficial Copy

EXHIBIT A

Lot 14, Block 4, Tract 1119, LEISURE WOODS, UNIT 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

TAX ACCOUNT NUMBER: 2407-007DO-01800

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:

- 1) An easement created by instrument, subject to the terms and provisions thereof, recorded July 24, 1973 in Volume M73, Page 9530, Microfilm Records of Klamath County, Oregon,
- 2) Covenants, conditions and restrictions as shown on the recorded plat of Tract No. 1119- Leisure Woods Unit 2,
- 3) Declaration of Covenants, Conditions or Restrictions for Tract 1119, Leisure Woods, Unit 2, including the terms and provisions thereof, recorded January 2, 1990 in Volume M90, Page 30, Microfilm Records, and modified by instrument recorded November 10, 1992, in Volume M90, Page 26591, Microfilm Records
- 4) Declaration of Covenants, Conditions and Restrictions, improved by instrument, including the terms and provisions thereof, recorded October 1, 1998 in Volume M98, Page 36239, Microfilm Records, as modified or amended by instrument recorded October 9, 1998, in Volume M90, Page 37231, Microfilm Records. Restrictions imposed by instrument, including terms and provisions thereof, recorded October 1, 1998 in Volume M98, Page 36239, Deed Records, as modified or amended by instrument recorded October 9, 1998, in volume M98, Page 37231, Microfilm Records.