

2015-001982

Klamath County, Oregon

03/06/2015 09:17:33 AM

Fee: \$52.00

Grantor Name and Address:

THOMAS F. SULLIVAN
1009 MURRIETA BOULEVARD, #123
LIVERMORE, CA 94550

Grantee Name and Address:

THOMAS F. SULLIVAN, TRUSTEE
1009 MURRIETA BOULEVARD, #123
LIVERMORE, CA 94550

After recording, return to:

REECE HALPERN
HALPERN LAW OFFICE
1534 SOLANO AVE
ALBANY, CA 94707

~~Until requested otherwise, send all tax statements to:~~

THOMAS F. SULLIVAN, TRUSTEE
1009 MURRIETA BOULEVARD, #123
LIVERMORE, CA 94550

QUITCLAIM DEED

THOMAS F. SULLIVAN, an unmarried man, whose address is 1009 Murrieta Boulevard, #123, Livermore, CA 94550 (referred to herein as "Grantor"), hereby releases and quitclaims to THOMAS F. SULLIVAN, TRUSTEE, or any successors in trust, under the THOMAS FRANCIS SULLIVAN 2015 LIVING TRUST dated February 07, 2015 and any amendments thereto, whose address is 1009 Murrieta Boulevard, #123, Livermore, CA 94550 (referred to herein as "Grantee"), all of Grantor's interest in and to the following described real property located in Klamath County, Oregon:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

Property street address: Klamath Falls Estates, OR Klamath Falls Forest Estates

EXCEPTIONS of record on file with the County of Klamath, Oregon.

Lot 15 - Back 89 Highway 66
UNIT - Plat # 4

The true consideration for this conveyance is: NONE

Dated: 2/19/15

Klamath County, Oregon
Parcel # 3711-02300-04400

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.

GRANTOR:

Thomas F. Sullivan

Thomas F. Sullivan

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

State of California)
County of Contra Costa)

On 2/19/2015, before me, Nadya Crotty, a Notary Public, personally appeared THOMAS F. SULLIVAN, 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.

Nadya Crotty
NOTARY PUBLIC

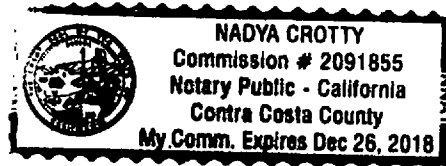


EXHIBIT A

Legal Description

Lot 15 Block 89, Klamath Falls Forest Estates Highway 66 Unit, Plat No. 4, as recorded in the Office of the County Recorder of Klamath County, Oregon.

The preparer of this document has been engaged solely for the purpose of preparing this instrument, has prepared the instrument only from the information given and has not been requested to provide, nor has the preparer provided, a title search, an examination of the legal description, an opinion on title or advice on the tax, legal or non-legal consequences that may arise as a result of the conveyance. Further such preparer has not verified the accuracy of the amount of consideration stated to have been paid or upon which any tax may have been calculated nor has the preparer verified the legal existence or authority of any person who may have executed the document. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.

15-34884 (srb)