

2015-003745

Klamath County, Oregon

04/21/2015 03:44:00 PM

Fee: \$52.00



After recording return to:  
Siegfried J Thoma  
4804 NW BETHANY BLVD STE I2,  
PMB 325  
PORTLAND OREGON 97229

Until a change is requested all tax  
statements shall be sent to:  
Same As Above

File No.: 7021-2419045 (ALF)

Date: April 09, 2015

THIS SPACE RESERVED FOR RECORDER'S USE

## STATUTORY QUITCLAIM DEED

**Leonard J Ackerman, Trustee for the Bankruptcy Estate of Pedro Moreno and Sandra L Moreno, Case No 14-09326-CL7**, Grantor, releases and quitclaims to **Siegfried J Thoma**, all rights and interest in and to the following described real property:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

The true consideration for this conveyance is **\$32,000.00**. (Here comply with requirements of ORS 93.030)

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 18 day of April, 2015.

APN: R882697

Statutory Quitclaim Deed  
- continued

File No.: 7021-2419045 (ALF)  
Date: 04/09/2015

Bankruptcy Estate of Pedro Moreno and Sandra L  
Moreno, Case No 14-0936-26-CL7

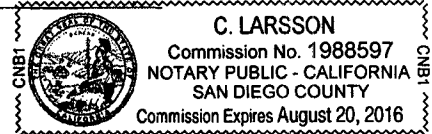
By: [Signature]  
Leonard J Ackerman Trustee

STATE OF ~~Oregon~~ California &  
County of ~~Klamath~~ San Diego )ss. &

This instrument was acknowledged before me on this 18 day of April, 2015  
by Leonard J Ackerman as Trustee of Bankruptcy Estate of Pedro Moreno and Sandra L Moreno, Case No  
14-0936-26-CL7, on behalf of the .

[Signature]

Notary Public for California  
My commission expires: 8/20/16



APN: R882697

Statutory Quitclaim Deed  
- continued

File No.: 7021-2419045 (ALF)  
Date: 04/09/2015

**EXHIBIT A**

**LEGAL DESCRIPTION:** Real property in the County of Klamath, State of Oregon, described as follows:

**PARCEL ONE:**

**Lot 264, RUNNING Y RANCH RESORT, PHASE 3, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**

**PARCEL TWO:**

**Lot 1014, RUNNING Y RANCH RESORT, PHASE 12, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**

**PARCEL THREE:**

**Lot 1015, RUNNING Y RANCH RESORT, PHASE 12, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**

**PARCEL FOUR:**

**Lot 1016, RUNNING Y RANCH RESORT, PHASE 12, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**