

Returned to Customer
Melinda Brown's
Office

2015-003939
Klamath County, Oregon



04/27/2015 03:02:07 PM

Fee: \$47.00

After recording, please send to:
Pamela J. Gruszka, Trustee
9109 Pat Drive
Klamath Falls, OR 97601

* Please also send tax statements to above address.

QUITCLAIM DEED

This Quitclaim Deed is executed this 27th day of April, 2015.

By Grantor, Pamela J. Gruszka, who took title as, Pamela J. Gruszka, To Grantee, Pamela J. Gruszka, as **Trustee of the Pamela J. Gruszka Revocable Living Trust, Under Agreement Dated April 27, 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:

See attached Exhibit A

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

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON(S) 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, Those said Grantor has signed and sealed these presents the day and year first above written. Signed, sealed, and delivered in the presence of:

Witness

Pamela J. Gruszka

STATE OF OREGON)
) ss.
County of Klamath)

The above-mentioned person, Pamela J. Gruszka, appeared before me and acknowledged that she executed the above instrument. Subscribed and sworn to before me this 27th day of April, 2015.



Notary Public for Oregon
My Commission Expires: 6/17/16

Parcel 2 of Partition 55-91 located in the NE 1/4 of Section 22, Township 39 South, Range 8 East of the Willamette Meridian, of Klamath County, Oregon, as filed with the Klamath County Surveyors Office, being more particularly described as follows:

Beginning at the N 1/4 corner of said Section 22, thence N 89° 53' 53" E, along the North line of said section, a distance of 1155.35 feet to the Northwest corner of Parcel 3 of said partition; thence leaving said North line S 10° 16' 48" W along the west line of said Parcel 3, a distance of 1349.15 feet to a point on the South line of the N 1/2 NE 1/4 of said section; thence S 89° 54' 50" W, along said South line, a distance of 907.50 feet to the center North 1/16 of said section; thence N 00° 18' 20" W along the centerline of said section, a distance of 1326.82 feet to the point of beginning.

Tax Account No: 3908-02200-00102-000

Key No: 873835

~~The above-described property is free of encumbrances except all those shown of record in the public records of this county.~~

Exhibit A