

2015-005097

Klamath County, Oregon



00169735201500050970030033

05/18/2015 03:58:06 PM

Fee: \$52.00

After recording, please send to:
Jimmie and Ellen Fontenot
P.O. Box 359
Malin, OR 97632

* Please also send tax statements to above address.

QUITCLAIM DEED

This Quitclaim Deed, executed this 18th day of May, 2015.

By Grantors: **Jimmie Fontenot and Ellen Fontenot**
To Grantees: **Jimmie Fontenot and Ellen Fontenot, as trustees of the Jimmie Fontenot and Ellen Fontenot Revocable Living Trust dated May 18, 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:

Exhibit A attached herein.

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.

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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:

Jimmie Fontenot
Jimmie Fontenot

Ellen Fontenot
Ellen Fontenot

STATE OF OREGON)
County of Klamath) ss.

The above-mentioned persons, Jimmie Fontenot and Ellen Fontenot, appeared before me and acknowledged that they executed the above instrument. Subscribed and sworn to before me this 13 day of May, 2015.



Mika N. Blain
Notary Public for Oregon
My Commission Expires: 10-27-17

NL 66550

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That

RANDALL K. ZINK

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JIMMIE J. FONTENOT AND ELLEN FONTENOT hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in KLAMATH County, State of Oregon, described as follows, to-wit:

THE SOUTHERLY 415' FEET OF THE WESTERLY 1035 FEET OF LOT 12 BLOCK 2, KLAMATH FALLS FOREST ESTATES-SYCAN UNIT, IN THE COUNTY OF KLAMATH, STATE OF OREGON WHICH IS SOMETIMES ERRONEOUSLY DESCRIBED AS LOT 12D, BLOCK 2.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the grantee and grantee's heirs, successors and assigns forever. And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances

and that grantor will warrant and forever defend the premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 500.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). (The sentence between the symbols, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 24 day of AUGUST, 1993. if a corporate grantor, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

THIS INSTRUMENT WILL 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 APPROVED USES.

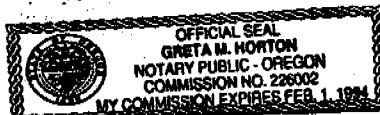
STATE OF OREGON, County of Klamath ss. This instrument was acknowledged before me on August 19, 1993.

by Randall K. Zink, 19.

by This instrument was acknowledged before me on, 19.

as of

of



RANDALL K. ZINK
10 COMANCHE CIR
POMONA, CA 91766
Grantor's Name and Address
JIMMIE J. FONTENOT AND
ELLEN FONTENOT
5655 OCASA DR. MIRA LOMA CA
Grantor's Name and Address 91752
After recording return to (Name, Address, Zip):
JIMMIE AND ELLEN FONTENOT
5655 OCASA DR.
MIRA LOMA, CA 91752
Until requested otherwise send all tax statements to (Name, Address, Zip):
Jimmie & Ellen Fontenot
5655 OCASA DR.
MIRA LOMA, CA 91752

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON, County of Klamath ss.

I certify that the within instrument was received for record on the 19th day of Aug. 1993, at 3:39 o'clock P.M., and recorded in book/reel/volume No. M93 on page 20822 and/or as fee/file/instrument/microfilm/reception No. 66550, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
NAME TITLE
By Pauline Mullender, Deputy.

EXHIBIT A

Fee \$30.00

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OK 30.00