

2015-006726

Klamath County, Oregon



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06/24/2015 03:34:27 PM

Fee: \$52.00

After recording, please send to:

Lester and Paula Hinton
11200 Kern Swamp Road
Klamath Falls, OR 97601

* Please also send tax statements to above address.

QUITCLAIM DEED

This Quitclaim Deed, executed this 23rd day of June, 2015.

By Grantors: **Lester J. Hinton and Paula Hinton, husband and wife,**

To Grantees: **Lester Hinton and Paula Hinton, as trustees of the Lester Hinton and Paula Hinton Joint Revocable Living Trust dated June 23, 2015.**

WITNESSETH, that the said Grantors do hereby remise, release, and quitclaim unto said Grantees forever, all the right, title, interest, and claim which the said Grantors have 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, Exhibit A, incorporated 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 Grantors have signed and sealed these presents the day and year first above written. Signed, sealed, and delivered in the

Wanda Brown
Law Office

presence of:

Lester J. Hinton
Lester J. Hinton

Paula J. Hinton
Paula Hinton

STATE OF OREGON)
County of Klamath) ss.

The above-mentioned persons, Lester J. Hinton and Paula Hinton, appeared before me and acknowledged that they executed the above instrument. Subscribed and sworn to before me this 23rd day of June, 2015.



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

TONY STROP, JR., and PATTY L. STROP, husband and wife,
grantors, convey to LESTER J. HINTON and PAULA HINTON, husband
and wife, all that real property situate in the County of Klamath,
State of Oregon, described as:

PARCEL 1: The E 1/2 SE 1/4 and SE 1/4 NE 1/4 of Section
4, Township 40 South, Range 8 East of the Willamette
Meridian, EXCEPT that portion deeded in Book M-71 at
page 8692, Microfilm Records, recorded August 18, 1971.

PARCEL 2: A tract of land situated in the NE 1/4 SE 1/4
of Section 4, Township 40 South, Range 8 East of the
Willamette Meridian, more particularly described as
follows: Beginning at a point on the West right of
way line of the County Road, said point being South a
distance of 2794 feet and West a distance of 30 feet
from the Northeast corner of said Section 4 (said sec-
tion corner being located by the intersection of the
County Road and fence lines extending East and West)
thence Westerly at right angles to the East line of
said Section 4 a distance of 208.71 feet; thence South-
erly parallel with the East line of said Section 4 a
distance of 208.71 feet; thence Easterly at right angles
to the East line of said Section 4 a distance of 208.71
feet to the West right of way line of the County Road;
thence Northerly along said line a distance of 208.71
feet to the point of beginning

and covenant that grantor is the owner of the above-described pro-
perty free of all encumbrances, except reservations, restrictions,
easements and rights of way of record and those apparent upon the
land; rules, regulations, liens and assessments of water users and
sanitation districts; and will warrant and defend the same against
all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is
Seventy Nine Thousand and No/100ths (\$79,000.00) DOLLARS.

DATED this 1st day of April, 1975.

Tony Strop Jr.
Patty L. Strop

AFTER RECORDING,
RETURN TO:

LESTER HINTON EXHIBIT A
Rt 3 Box 315A PAGE 1 OF 1
KLAMATH Falls, Or,

97601