

2015-011469

Klamath County, Oregon



00177462201500114690030038

10/19/2015 03:49:04 PM

Fee: \$52.00

After recording, please send to:  
Robert and Hattie Eastman  
6255 Alva Avenue  
Klamath Falls, OR 97603

\* Please also send tax statements to above address.

### QUITCLAIM DEED

This Quitclaim Deed, executed this 15<sup>th</sup> day of October, 2015.

By Grantors: **Robert Eastman and Hattie Eastman, husband and wife;**  
To Grantees: **Robert Eastman and Hattie Eastman, as trustees of the Robert Eastman and Hattie Eastman Revocable Living Trust dated October 15, 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:

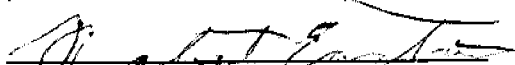
**See Exhibit A.**

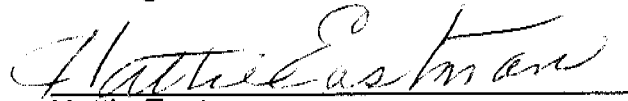
The true actual consideration for this transfer is **\$0.00**. ORS 93.930.

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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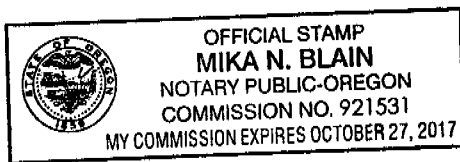
IN WITNESS WHEREOF, That said Grantors have signed and sealed these presents the day and year first above written. Signed, sealed, and delivered in the presence of:

  
Robert Eastman

  
Hattie Eastman

STATE OF OREGON        )  
County of Klamath        ) ss.

The above-mentioned persons, Robert Eastman and Hattie Eastman, appeared before me and acknowledged that they executed the above instrument. Subscribed and sworn to before me this 15<sup>th</sup> day of October, 2015.



  
Notary Public for Oregon  
My Commission Expires: 10-27-17

K-53934 Vol. 1199 Page 16683

THIS INDENTURE Made this 22nd day of April, 1999, by and between GAYLE L. GUECK, the duly appointed, qualified and acting personal representative of the estate of ELWOOD V. GUECK AKA WOODY GUECK, deceased, hereinafter called the first party, and ROBERT O. EASTMAN AND HATTIE EASTMAN, HUSBAND AND WIFE, hereinafter called the second party; WITNESSETH:

For value received and the consideration hereinafter stated, the receipt whereof hereby is acknowledged, the first party has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the second party and second party's heirs successors-in-interest and assigns all the estate, right and interest of the deceased at the time of decedent's death, and all the right, title and interest that the estate of the deceased by operation of the law or otherwise may have thereafter acquired in that certain real property situated in the County of Klamath, State of Oregon, described as follows, to-wit:

Lot 10 in Block 4 of First Addition to Winona Gardens, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

(IF SPACE IS SUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

TO HAVE AND TO HOLD the same unto the second party, and second party's heirs, successors-in-interest and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 102,500.00

However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which) the whole

IN WITNESS WHEREOF, the first party has executed this instrument; if first party is a corporation, 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 SIGNED OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON SUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30530.

Personal Representative of the Estate of ELWOOD V. GUECK, Deceased.

NOTE—The sentence between the symbols ©, if not applicable, should be deleted. See ORS 93.030.

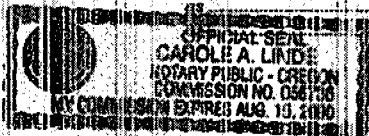
STATE OF OREGON, County of Klamath

This instrument was acknowledged before me on 5/1, 1999,

by GAYLE L. GUECK

This instrument was acknowledged before me on 19, 19

by



My commission expires 2/12/00

Grantor's Name and Address	Grantee's Name and Address
ROBERT O. & HATTIE EASTMAN 6255 ALVA KLAMATH FALLS, OR 97603	

K53934

EXHIBIT A  
PAGE 1 OF 1

UPPER RECEIVED FOR RECORDING USE

State of Oregon, County of Klamath  
Recorded May 3, 1999, at 2:57 PM  
at the referenced page, Vol. 1199.  
Linda Smith, County Clerk  
Fee \$ 30.00

By Linda Smith, Deputy