

**2015-012347**

**Klamath County, Oregon**

**11/12/2015 09:34:55 AM**

**Fee: \$52.00**

**Grantor Name and Address:**

**GLENN SHADRAKE  
301 35TH STREET  
MANHATTAN BEACH, CA 90266**

**Grantee Name and Address:**

**GLENN SHADRAKE, TRUSTEE  
301 35TH STREET  
MANHATTAN BEACH, CA 90266**

**After recording, return to:**

**GERALD L. KANE  
THE LAW OFFICES OF GERALD L. KANE  
16255 VENTURA BLVD. SUITE 510  
ENCINO, CA 91436**

**Until requested otherwise, send all tax statements to:**

**GLENN SHADRAKE, TRUSTEE  
301 35TH STREET  
MANHATTAN BEACH, CA 90266**

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**QUITCLAIM DEED**

**GLENN SHADRAKE, an unmarried man, whose address is 301 35th Street, Manhattan Beach, CA 90266 (referred to herein as "Grantor"), hereby releases and quitclaims to GLENN SHADRAKE, TRUSTEE, or any successors in trust, under the SHADRAKE TRUST dated November 23, 2011 and any amendments thereto, whose address is 301 35th Street, Manhattan Beach, CA 90266 (referred to herein as "Grantee"), all of Grantor's interest in and to the following described real property located in Klamath County, Oregon:**

**SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF**

**EXCEPTIONS of record on file with the County of Klamath, Oregon.**

**The true consideration for this conveyance is:      NONE**

**Dated: OCT 28 2015**

**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.**

GRANTOR:

Glenn Shadrake

Glenn Shadrake

10/28/2015.

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document

STATE OF CALIFORNIA )  
COUNTY OF Los Angeles ) ss.

On 11th day of Oct 2015, before me, MARTHA NEGASH, a Notary Public, personally appeared Glenn Shadrake, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

MARTHA NEGASH  
Notary Public



## **EXHIBIT A**

### **Legal Description**

The E1/2SW1/4NE1/4NE1/4 and the SE1/4NE1/4NE1/4 Section 17, Township 31 South, Range 7 East of the Willamette Meridian, also known as Lots 16, 17 and 18, SCOTT CREEK LAND PARTITION, in the County of Klamath and State of Oregon.

*The preparer of this document has been engaged solely for the purpose of preparing this instrument, has prepared the instrument only from the information given and has not been requested to provide, nor has the preparer provided, a title search, an examination of the legal description, an opinion on title or advice on the tax, legal or non-legal consequences that may arise as a result of the conveyance. Further such preparer has not verified the accuracy of the amount of consideration stated to have been paid or upon which any tax may have been calculated nor has the preparer verified the legal existence or authority of any person who may have executed the document. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.*