

2016-000218

Klamath County, Oregon



00180724201600002180020022

01/11/2016 09:00:03 AM

Fee: \$47.00

**After Recording, Return To:**

John Paul de Benedictis and Patricia Joan McAteer, as co-Trustees  
1200 Singingwood Court, #2  
Walnut Creek, CA 94595

**Mail Tax Statements To:**

John Paul de Benedictis and Patricia Joan McAteer, as co-Trustees  
1200 Singingwood Court, #2  
Walnut Creek, CA 94595

**QUITCLAIM DEED**  
**(WITH RESERVATION OF A LIFE ESTATE)**

(ORS §93.110)

JOHN DE BENEDICTIS and PATRICIA J. MCATEER, as not as tenants in common but with rights of survivorship, the GRANTORS,

Whose mailing address is 1200 Singingwood Court, #2, Walnut Creek, CA 94595;

HEREBY RELEASE AND QUITCLAIM TO

JOHN PAUL DE BENEDICTIS and PATRICIA JOAN MCATEER, as co-Trustees of THE MCATEER AND DE BENEDICTIS LIVING TRUST, U/A dated December 23, 2015, the GRANTEE,

Whose mailing address is 1200 Singingwood Court, #2, Walnut Creek, CA 94595;

and to Grantee's successors and assigns, all of THE FOLLOWING described real property located in the County of Klamath, State of **Oregon**:


*Lot 869 of Running Y Resort Phase 11, 1<sup>st</sup> Addition, recorded May 2, 2003 according to the Official Plat thereof on file in the Office of the County Clerk of Klamath County, Oregon.*

**More commonly known as: 869 Coopers Hawk Road, Klamath, Oregon**

The true consideration for this conveyance is \$0 ("None").

FURTHER the Grantors reserve, during their joint lifetimes and the lifetime of the survivor of them, a life estate coupled with an unrestricted power to convey, which includes the power to sell, gift, mortgage, lease and otherwise dispose of the premises during their joint lifetimes and the lifetime of the survivor of them.

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

 **WILLIAM J. SCHAAF**  
**Commission # 2104582**  
**Notary Public - California**  
**Contra Costa County**  
**My Comm. Expires Apr 20, 2019**