

2016-000939

Klamath County, Oregon



00181610201600009390040042

01/29/2016 12:07:53 PM

Fee: \$57.00

After recording, please send to:

Michael J. Ugalde
7956 Kings Way
Klamath Falls, OR 97603

* Please also send tax statements to above address.

QUITCLAIM DEED

This Quitclaim Deed, executed this 28th day of January, 2016.

By Grantors: **Michael J. Ugalde,**

To Grantees: **Michael J. Ugalde, as trustee of the Michael J. Ugalde Revocable Living Trust dated January 28, 2016.**

WITNESSETH, that the said Grantor does hereby remise, release, and quitclaim unto said Grantees 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:

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 Grantor has signed and sealed these presents the day and year first above written. Signed, sealed, and delivered in the presence of:

Michael J. Ugalde
Michael J. Ugalde

STATE OF OREGON)
County of Klamath) ss.

The above-mentioned persons, Michael J. Ugalde, appeared before me and acknowledged that they executed the above instrument. Subscribed and sworn to before me this 28th day of January, 2016.



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

Klamath County, Oregon

**Lois K. Ugalde Trustee
Joe E. Uglade and Lois K. Ugalde Family Trust
1790 Camaraderie
Reno, NV 89521
Grantor**

00148890201400015590020025

02/24/2014 01:56:22 PM

Fee: \$47.00

Michael J. Ugalde
7956 Kings Way
Klamath Falls, OR 97603
Grantee

After recording return to:
GRANTEE

Until a change is requested, all tax statements shall be sent to:
GRANTEE

KNOW ALL MEN BY THESE PRESENTS, That LOIS K. UGALDE, TRUSTEE of the JOSEPH E. UGALDE and LOIS K. UGALDE FAMILY TRUST, DATED April 9, 2004, hereinafter called grantor, does hereby grant, bargain, sell and convey unto MICHAEL J. UGALDE, hereinafter called the grantee, and grantee's successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

A tract of land situated in the NW 1/4 of Section 18, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:
Beginning at the Northwest corner of said Section 18; thence South 00 degrees 01' 10" West 2,192.47 feet; thence South 89 degrees 51' 42" East 1,588.04 feet to the true point of beginning, thence South 89 degrees 51' 42" East 187.40 feet; thence South 00 degrees 02' 03" East 465.00 feet to the South line of the NW 1/4 of said Section 18; thence North 89 degrees 51' 42" West along said line, 187.40 feet; thence North 00 degrees 02' 03" West, 465.00 feet to the point of beginning, with bearings based on Recorded Survey No. 2026, as recorded in the Klamath County Surveyor's Office.

Tax Account R-3910-018B0-02800-000

To Have and to Hold the same unto the said 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 except those of record and those apparent upon the land, if any, as of the date of this deed, and that grantor will warrant and forever defend the said premises and every party of 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 other than money.

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

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

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Exhibit A

In Witness Whereof, the grantor has executed this instrument this 20th day of February, 2014; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

Lois K. Ugalde
Lois K. Ugalde, Trustee

STATE OF NEVADA, County of Lyon)ss.

Personally appeared the above named Lois K. Ugalde Trustee., and acknowledged the foregoing instrument to be her voluntary act and deed.

(S E A L)

Before me: Lakisha Sarna
Notary Public for NEVADA
My Commissioner Expires: 10-17-16

