

2017-004641

Klamath County, Oregon



00202944201700046410020026

05/03/2017 08:25:54 AM

Fee: \$47.00

**After Recording Return To:**

Mortensen & Reinheimer, PC  
2855 Michelle Dr., Ste. 120  
Irvine, California 92606

**Grantor's Name and Address:**

Carol Sue Rafferty-Ross  
1301 E. Sycamore Ave.  
Orange, CA 92866

**Send Tax Statements To:**

Richard Ross, Trustee  
18491 Durfee Circle  
Villa Park, CA 92861

**QUITCLAIM DEED**

CAROL SUE RAFFERTY-ROSS, Grantor, hereby remises, releases, and quitclaims to RICHARD DEVIN ROSS, TRUSTEE of the CAROL RAFFERTY ROSS TRUST DATED OCTOBER 7, 2003, Grantee, all of her right, title and interest in and to the real property in County of Klamath, State of Oregon, described as follows:

BLOCK 12, Lot 47, Klamath Forest Estates, First Addition, according to the official plat thereof on file in the Office of the County Clerk, Klamath Falls, Oregon. Account No. R263066.

SUBJECT TO reservations and restrictions of record, easements and rights of way record and those apparent on the land, contracts and / or liens for irrigation and / or drainage.


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, 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.


The True and Actual Consideration for this Conveyance is \$ 0.00.

Dated this 27<sup>th</sup> day of APRIL, 2017.

*Carol Sue Rafferty-Ross by Richard Devin Ross and Michael C. Ross  
as her Co-Attorneys-in-Fact*

CAROL SUE RAFFERTY-ROSS by RICHARD DEVIN ROSS and MICHAEL C. ROSS as her Co-Attorneys-in-Fact

  
RICHARD DEVIN ROSS, Co-Attorney-in-  
Fact for CAROL SUE RAFFERTY-ROSS,  
Principal

  
MICHAEL C. ROSS, Co-Attorney-in- Fact  
for CAROL SUE RAFFERTY-ROSS,  
Principal

#### ACKNOWLEDGMENT

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.

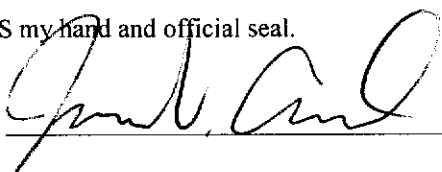
State of California )  
County of Orange )

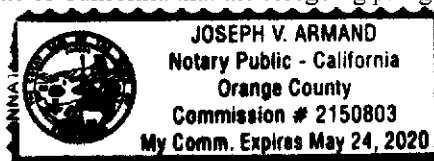
On APR 27 2017, before me, Joseph V. Armand, a Notary Public, personally appeared RICHARD DEVIN ROSS, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their 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.

Signature

 (Seal)



#### ACKNOWLEDGMENT

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.

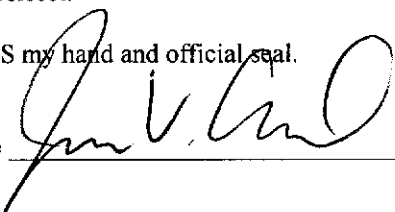
State of California )  
County of Orange )

On APR 27 2017, before me, Joseph V. Armand, a Notary Public, personally appeared MICHAEL C. ROSS, 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.

Signature

 (Seal)

