

2017-004925

Klamath County, Oregon

05/10/2017 09:26:00 AM

Fee: \$57.00

Grantor Name and Address:

DOUGLAS T. HIGGINS
SUSAN M. MCSHERRY-HIGGINS
2009 DEVENPORT LOOP
ROSEVILLE, CA 95747

Grantee Name and Address:

DOUGLAS T. HIGGINS, TRUSTEE
SUSAN M. HIGGINS, TRUSTEE
2009 DEVENPORT LOOP
ROSEVILLE, CA 95747

After recording, return to:

KAREN ZIMAN
SEASONS LAW P.C.
3500 DOUGLAS BLVD., SUITE 250
ROSEVILLE, CA 95661

Until requested otherwise, send all tax statements to:

DOUGLAS T. HIGGINS, TRUSTEE
SUSAN M. HIGGINS, TRUSTEE
2009 DEVENPORT LOOP
ROSEVILLE, CA 95747

QUITCLAIM DEED

DOUGLAS T. HIGGINS and SUSAN M. MCSHERRY-HIGGINS, as tenants by the entirety, whose address is 2009 Devenport Loop, Roseville, CA 95747 (referred to herein as "Grantor"), hereby releases and quitclaims to DOUGLAS T. HIGGINS AND SUSAN M. HIGGINS, TRUSTEES, or any successors in trust, under the SUSAN M. AND DOUGLAS T. HIGGINS REVOCABLE TRUST dated November 19, 2004 and any amendments thereto, whose address is 2009 Devenport Loop, Roseville, CA 95747 (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: April 27, 2017

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:

Douglas T. Higgins
Douglas T. Higgins

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 Placer)

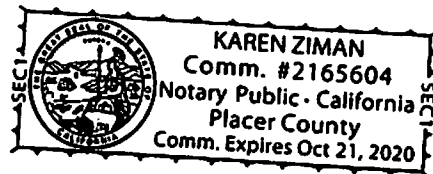
On April 27, 2017, before me, Karen Ziman, the Notary Public, personally appeared Douglas T. Higgins, who proved to me on the basis of satisfactory evidence to be the person(s) whose name is subscribed to the within instrument, and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity, and that by his/her/their signature(s) on the instrument the person(s), or the entity on 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.

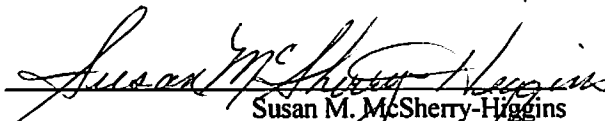
Witness my hand and official seal.

Karen Ziman
Signature of Notary Public

(Seal)



GRANTOR:


Susan M. McSherry-Higgins

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 Placer)

On April 27, 2017, before me, Karen Ziman, the Notary Public, personally appeared Susan M. McSherry-Higgins who proved to me on the basis of satisfactory evidence to be the person(s) whose name is subscribed to the within instrument, and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity, and that by his/her/their signature(s) on the instrument the person(s), or the entity on 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 of Notary Public

(Seal)

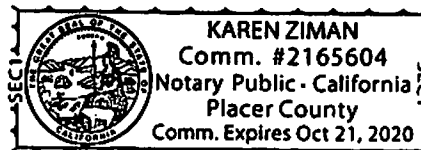


EXHIBIT A

Legal Description

Lot 45 of Diamond Peaks, Tract No. 1355, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon

Account: R886993

Map & Tax Lot: R-2407-007CO-03300-000

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.