

2017-006302

Klamath County, Oregon



00204911201700063020030035

06/09/2017 10:12:00 AM

Fee: \$52.00

Grantor(s):

Marjean J. Mathiesen, Trustee or her successors  
in trust, under THE HAROLD AND MARJEAN  
MATHIESEN 1996 TRUST, dated November 6,  
1996

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Grantee(s):

Marjean J. Mathiesen, Trustee, or her successors  
in interest under The Harold A. Mathiesen Living  
Trust, dated February 10, 2016

After Recording Return to:

Alice M. Dostálová-Busick, Attorney  
PO Box 25370  
Fresno, CA 93729

Until further notice, please send all tax statements to:

Marjean J. Mathiesen, 2725 West Fir, Fresno, CA 93711

### QUITCLAIM DEED

**CONSIDERATION:** No consideration has been given or paid for this transfer, the purpose being to allocate trust assets upon a death.

Marjean J. Mathiesen, Trustee or her successors in trust, under THE HAROLD AND MARJEAN MATHIESEN 1996 TRUST, dated November 6, 1996, releases and quitclaims to Marjean J. Mathiesen, Trustee, or her successors in interest under The Harold A. Mathiesen Living Trust, dated February 10, 2016, Grantee, all right, title and interest in and to the following described real property:

51851 Highway 62, Fort Klamath, OR 97626

\*\*\*\*SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION\*\*\*\*

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

Dated: 5-24-17

*Marjean J. Mathiesen*  
Marjean J. Mathiesen Grantor

Karen Oakes  
Returned at Counter

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**  
(attachment to Statutory Bargain and Sale Deed)

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 Fresno)

On 5-24-2017, before me, E. Scialabba, Notary Public, personally appeared Marjean J. Mathiesen, 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 E. Scialabba (Seal)  
E. Scialabba, Notary Public

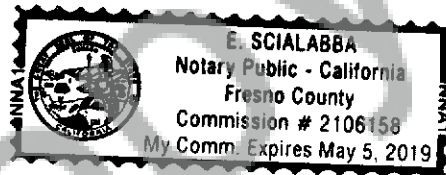


EXHIBIT A  
LEGAL DESCRIPTION

PARCEL 1:

That portion of Section 23, Township 33 South, Range 7 1/2 East of the Willamette Meridian, Klamath County, Oregon, more fully described as, commencing at the West 1/4 corner, Section 23, marked by a Klamath County Surveyor Brass Cap and the true point of beginning; thence North 89 degrees 32' 24" East a distance of 657.5 feet, more or less to a point on the West boundary of State Highway 232 right-of-way; thence North 23 degrees 06' 56" West, a distance of 21.5 feet to an existing railroad tie fence post; thence North 89 degrees 52' 48" West a distance of 653.0 feet to an existing railroad tie fence post; thence South 08 degrees 35' 17" East a distance of 26.7 feet to the Point of Beginning.

Tax Account No. 3307-V2300-00300-000

Key No: 816852

PARCEL 2:

That portion of the N1/2 NW1/4 SW1/4 and the N1/2 N1/2 SE1/4 NW1/4 of Section 23, Township 33 South, Range 7 1/2 East of the Willamette Meridian, in the County of Klamath, State of Oregon, lying Westerly of the Dalles-California Highway #232 and Easterly of the Crater Lake Highway.

Tax Account No: 3307-V2300-00400-000

Key No: 74760

TOGETHER WITH A 1980 HOMETTE mobile home, Plate #X162600