

Returned at Counter  
Nelson Brown Jr

2017-011239

Klamath County, Oregon



00211036201700112390020020

10/03/2017 03:16:37 PM

Fee: \$47.00

**AFTER RECORDING RETURN TO:**

Steven Lewis  
3411 Stoney Rd.  
Rocklin, CA 95765

**\*PLEASE ALSO SEND TAX STATEMENTS TO THE ADDRESS ABOVE\***

**QUIT CLAIM DEED**

This Quitclaim Deed, executed this 3rd day of October, 2017,

By Grantor, *Kimberly Kelly, Successor Trustee of the Lewis Revocable Living Trust dated August 15, 2012.*  
To Grantee, *Steven Lewis.*

**WITNESSETH**, that the said Grantor, pursuant to the terms of the Lewis Revocable Living Trust dated August 15, 2012 which is hereby and acknowledged, do hereby remise, release, and quitclaim unto said Grantee 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:

A portion of Lot 14, Block 76, Buena Vista Addition to the City of Klamath Falls, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon, more particularly described as follows:  
Beginning at the Southeasterly corner of Lot 14, Block 76, Buena Vista Addition to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon, thence Northwesterly and parallel along Oregon Avenue a distance of 57 feet; thence Northerly and parallel to the Westerly line of said Lot 14 a distance of 68 feet; thence Southeasterly and parallel to Oregon Avenue to a point intersecting the Easterly line of said Lot 14 at Addison Street; thence Southwesterly along Addison Street a distance of 68 feet to the point of beginning.

The true and actual consideration for this conveyance is **\$0.00.**

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.

**IN WITNESS WHEREOF**, The said Grantor has signed and sealed these presents the day and year first above written. Signed, sealed, and delivered in the presence of:

Dated: October 3, 2017.

*Kimberley Kelly*  
Kimberly Kelly, Successor Trustee of the  
Lewis Revocable Living Trust dated August 15, 2012

STATE OF OREGON, County of Klamath ) ss:

On this 3<sup>rd</sup> day of October, 2017, Kimberly Kelly personally appeared and acknowledged the foregoing instrument to be her voluntary act and deed.



Notary Public  
My Commission Expires:

*[Signature]*  
3/22/21

\*

## - - Property Data Selection Menu - -

Prop ID : R213129 (Real Estate) (263941) Owner: LEWIS DENNIS E TRUSTEE &  
 Map Tax Lot: R-3809-029BD-06000-000 LEWIS REVOCABLE LIVING TRUST  
 Legal : BUENA VISTA ADDITION, BLOCK 76, LOT 5659 MILLER AVE  
 14 POR KLAMATH FALLS, OR 97603

Situs : 1801 OREGON AVE Year Built : 1926  
 KLAMATH FALLS, OR 97601 Living Area: 1160

Name(s) :  
 Area : 001

Sale Info :

Deed Type : 03

Instrument: 12-009657

2017 Tax Status \* Unpaid Taxes \*

Current Levied Taxes : 1,034.84

Special Assessments :

## 2017 Roll Values

RMV Land \$ 24,000 (+)

RMV Improvements \$ 43,580 (+)

RMV Total \$ 67,580 (=)

Total Exemptions \$ 0

M5 Net Value \$ 67,580

M50 Assd Value \$ 65,140

(AD) Alt Disp  
 (G)en Appr

(Y) primaryY  
 (O)wnership

(SE)condary  
 (H)istory

(L)and/Impr  
 (.) More

Enter Option from Above or <RET> to Exit: \_\_