

2017-011625

Klamath County, Oregon

10/13/2017 08:40:00 AM

Fee: \$52.00

AFTER RECORDING RETURN TO:  
GODEEDS, INC.  
ATTN: LEGALZOOM DEPT.  
8940 MAIN STREET  
CLARENCE, NY 14031  
File No. 523408618-49875570

Mail Tax Statements To:  
**LYSSA ANN OGILBEE AND SANDRA JOANNE CAHAN**  
5021 SAN MARQUE CIRCLE  
CARMICHAEL, CA 95608

Tax ID No.: R505849

QUIT CLAIM DEED

THIS DEED made and entered into on this 27<sup>th</sup> day of September, 2017, by and between **SANDRA J. CAHAN AND LYSSA A. OGILBEE, A MARRIED COUPLE WHO ACQUIRED TITLE AS REGISTERED DOMESTIC PARTNERS, WITH THE RIGHT OF SURVIVORSHIP**, a mailing address of 5021 SAN MARQUE CIRCLE, CARMICHAEL, CA 95608, hereinafter referred to as Grantor(s) and **LYSSA ANN OGILBEE AND SANDRA JOANNE CAHAN, AS TRUSTEES OF THE LYSSA ANN OGILBEE AND SANDRA JOANNE CAHAN LIVING TRUST, DATED October 17, 2016**, a mailing address of 5021 SAN MARQUE CIRCLE, CARMICHAEL, CA 95608, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ONE and NO/100 (\$1.00) DOLLAR, cash in hand paid, the receipt of which is hereby acknowledged, have this day remise, release, quitclaim and convey to the said Grantee(s) the following described real estate located in KLAMATH County, OREGON:

THE SOUTHEASTERLY 60 FEET OF LOT 3 AND THE NORTHWESTERLY 15 FEET OF LOT 4, BLOCK 3, FIRST ADDITION TO WINEMA GARDES, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

Also known as: 1712 WINONA WAY, KLAMATH FALLS, OR 97603

SUBJECT TO EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, AND LIMITATIONS OF RECORD, IF ANY.

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee(s) and unto the heirs, administrators, successors or assigns of the Grantee(s) forever in FEE SIMPLE.

And that said conveyance does not render the Grantor(s) insolvent nor is it for the purpose of defrauding any of the creditors of the Grantor(s).

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON(S) TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE RIGHTS, IF ANY, OF THE PERSON(S) 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(S) 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.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS \$1.00. See ORS 93.030.

Tax ID No.: R505849

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

  
SANDRA J. CAHAN

  
LYSSA A. OGILBEE

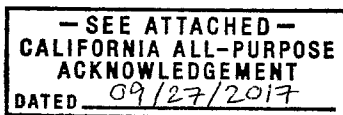
STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

This instrument was acknowledged before me on \_\_\_\_\_ by SANDRA J. CAHAN  
AND LYSSA A. OGILBEE.

NOTARY PUBLIC \_\_\_\_\_

NOTARY PUBLIC FOR STATE OF \_\_\_\_\_

MY COMMISSION EXPIRES \_\_\_\_\_



**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

**CIVIL CODE § 1189**

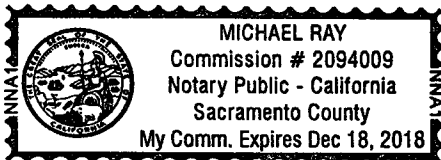
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California )  
 County of Sacramento )  
 On September 27<sup>th</sup> 2017 before me, Michael Ray, Notary Public,  
 Date Here Insert Name and Title of the Officer  
 personally appeared Sandra Joanne Cahan and Lyssa Ann Ogilbee  
 Name(s) of Signer(s)

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 [Signature]  
 Signature of Notary Public

Place Notary Seal Above

**OPTIONAL**

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**

Title or Type of Document: Quit Claim Deed Document Date: 09/27/2017  
 Number of Pages: 2 Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: \_\_\_\_\_  
☐ Corporate Officer — Title(s): \_\_\_\_\_  
☐ Partner — ☐ Limited ☐ General  
☐ Individual ☐ Attorney in Fact  
☐ Trustee ☐ Guardian or Conservator  
☐ Other: \_\_\_\_\_  
 Signer Is Representing: \_\_\_\_\_

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☐ Corporate Officer — Title(s): \_\_\_\_\_  
☐ Partner — ☐ Limited ☐ General  
☐ Individual ☐ Attorney in Fact  
☐ Trustee ☐ Guardian or Conservator  
☐ Other: \_\_\_\_\_  
 Signer Is Representing: \_\_\_\_\_