

2017-014019

Klamath County, Oregon



00214414201700140190030036

12/11/2017 08:30:34 AM

Fee: \$52.00

**After Recording, Return To:**

Kimberly Strickland  
Strickland Law Group  
755 Baywood Drive, 2<sup>nd</sup> Floor  
Petaluma, CA 94954

**Mail Tax Statements To:**

CATHY ANN HODGSON and THEODORE THOMAS GOODMAN, as co-Trustees  
P.O. Box 1714  
Healdsburg, CA 95448

## QUITCLAIM DEED

(ORS §93.110)

THEODORE THOMAS GOODMAN and CATHY ANN HODGSON, husband and wife as community property with right of survivorship, the GRANTOR,

Whose mailing address is P.O. Box 1714, Healdsburg, CA 95448;

HEREBY RELEASES AND QUITCLAIMS TO

CATHY ANN HODGSON and THEODORE THOMAS GOODMAN, as co-Trustees of THE HODGSON-GOODMAN 2017 LIVING TRUST, U/A dated September 20, 2017, the GRANTEE,

Whose mailing address is P.O. Box 1714, Healdsburg, CA 95448;

and to Grantee's successors and assigns, all of THE FOLLOWING described real property located in the County of Klamath, State of **Oregon**:

The Southeast 1/4 of the Northwest 1/4 of the Northeast 1/4 of Section 4, Township 36 South, Range 11 East, Willamette Meridian, consisting of ten acres and subject to covenants reservations and easements of record.

APN#: R342677

The true consideration for this conveyance is \$0 ("None").


The then-acting Trustee has the power and authority to encumber or otherwise to manage and dispose of the hereinabove described real property; including, but not limited to, the power to convey.

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.

Theodore Thomas Goodman  
THEODORE THOMAS GOODMAN

*Cathy Ann Hodgson*  
CATHY ANN HODGSON

STATE OF CALIFORNIA                     )  
   ) ss.  
COUNTY OF SONOMA                     )

  
NOTARY PUBLIC

**ALISSA CICCONE**  
 COMM. #2081724  
 NOTARY PUBLIC - CALIFORNIA  
 SONOMA COUNTY  
 My Comm. Expires Sept. 15, 2018

# CALIFORNIA ALL PURPOSE 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 Sonoma }

On 09/20/2017 before me, Alissa Ciccone Notary  
Public, \_\_\_\_\_

Date

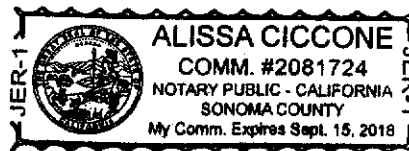
(here insert name and title of the officer)

personally appeared Theodore Thomas Goodman  
and Cathy Ann Hodgson

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] (Seal)

\_\_\_\_\_ OPTIONAL \_\_\_\_\_

Description of Attached Document

Title or Type of Document: Quitclaim Deed Number of Pages: \_\_\_\_\_

Document Date: \_\_\_\_\_ Other: \_\_\_\_\_