

2018-008772

Klamath County, Oregon



00225797201800087720020023

07/24/2018 10:29:47 AM

Fee: \$87.00

Prepared By and After Recording Return To:

PENELOPE A. CHANGARIS, Attorney at Law
GUTH & CHANGARIS, A Prof. Law Corp.
474 Century Park Drive, Suite 300
Yuba City, CA 95991

Mail Tax Statements To:

Jerry J. McCall and Denise McCall
225 Wisteria Court
Roseville, CA 95678

OREGON QUITCLAIM DEED

STATE OF OREGON
COUNTY OF KLAMATH

KNOW ALL MEN BY THESE PRESENTS, That DENISE G. CURTIS, now known as DENISE McCALL, residing at 225 Wisteria Court, County of Placer, City of Roseville, State of California (hereinafter known as the "Grantor") hereby releases and quitclaims to JERRY J. McCALL and DENISE McCALL, Trustees of the J&D McCALL REVOCABLE TRUST, u/t/d 7/10/18, residing at 225 Wisteria Court, County of Placer, City of Roseville, State of California (hereinafter known as the "Grantees") for the sum of \$0 and releases all the rights, title, interest, and claim in or to the following described real estate, situated in the County of Klamath, Oregon, to wit:

The North 1/2 of the Southeast 1/4 of the Southwest 1/4 of the Northwest 1/4 Section 2,
Township 37 South, Range 11 East of the Willamette Meridian.

Subject to: Rights of the public in and to any portion of said premises lying within the limits of roads and highways.

Easements for any existing public utilities, or roads, including the terms and provisions thereof, as set forth in land status report recorded September 10, 1958, in Volume 303, Page 354.

To have and to hold, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever for the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

"BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S 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."

Denise McCall

Grantor's Signature

DENISE McCALL

Grantor's Name

225 Wisteria Court

Address

Roseville, CA 95678

City, State & Zip City

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 Placer)

On July 10, 2018, before me, PENELOPE A. CHANGARIS, notary public, personally appeared DENISE McCALL, 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

Penelope A. Changaris

(Seal)

