

Melinda Brown.
Returned at Counter

2018-009647

Klamath County, Oregon



08/14/2018 03:37:17 PM

Fee: \$87.00

After recording, please send to:

Cheryl Fischerbalke
PO Box 1412
Chiloquin, Oregon 9624

* Please also send tax statements to above address.

Quitclaim Deed

This Quitclaim Deed, executed this 14th day of August, 2018.

By Grantor, **Cheryl A. Fischerbalke**, who took title as, **Cheryl A. Fischer Balke**, To Grantee, **Cheryl A. Fischerbalke, as Trustee of Fischerbalke Revocable Living Trust.**

WITNESSETH, that the said Grantor 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 parcels of land, and improvements and appurtenances thereto in the County of Klamath, State of Oregon, To Wit:

See Attached Exhibit A

The true actual consideration for this transfer is **\$0.00**. ORS 93.930.

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, That said Grantor have signed and sealed these presents the day and year first above written. Signed, sealed, and delivered in the presence of:

Cheryl A. Fischer Balke

State of Oregon)
County of Klamath)

The above-mentioned person, Cheryl A Fischer Balke, appeared before me and acknowledged that she executed the above instrument. Affirmed before me on August 14, 2018.



Notary Public
My Commission Expires 3/22/21

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1:

That portion of the NE1/4 SW1/4 that lies West of the centerline of Larsen Creek, in Section 11, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

TOGETHER WITH an easement for ingress and egress as created by instrument recorded April 28, 1972 in Volume M72, Page 4568, Microfilm Records of Klamath County, Oregon.

TOGETHER WITH an easement for ingress and egress as created by instrument recorded April 28, 1972 in Volume M72, Page 4566, Microfilm Records of Klamath County, Oregon.

AND TOGETHER WITH an easement for ingress and egress as granted by instrument recorded April 15, 1997 in Volume M97, Page 11224, Microfilm Records of Klamath County, Oregon.

PARCEL 2:

The S1/2 NE1/4 SW1/4 that lies East of the centerline of Larsen Creek and the S1/2 NW1/4 SE1/4 of Section 11, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

AND TOGETHER WITH an easement for ingress and egress as created by instrument recorded October 25, 1982 in Volume M82, Page 14139, Microfilm Records of Klamath County, Oregon.

Tax Account No:	3407-01100-01200-000	Key No:	751957
Tax Account No:	3407-01100-01300-000	Key No:	874699
Tax Account No:	3407-01100-01300-000	Key No:	190288