

2018-010735

Klamath County, Oregon



00228197201800107350030033

09/05/2018 09:43:07 AM

Fee: \$92.00

After Recording, Return To:

Donald Alexander Levasheff, as Trustee
1265 # FRANCISCAN COURT
CARPINTERIA, CA 93013

Mail Tax Statements To:

Donald Alexander Levasheff, as Trustee
1265 #4 FRANCISCAN COURT
CARPINTERIA, CA 93013

QUITCLAIM DEED

(ORS §93.110)

DONALD ALEXANDER LEVASHEFF, who acquired title as DONALD LEVASHEFF, a single man, the GRANTOR,

Whose mailing address is 1265 #4 FRANCISCAN COURT, CARPINTERIA, CA 93013;

HEREBY RELEASES AND QUITCLAIMS TO

DONALD ALEXANDER LEVASHEFF, as Trustee of THE DONALD ALEXANDER LEVASHEFF LIVING TRUST, U/A dated August 31, 2018, the GRANTEE,

Whose mailing address is 1265 #4 FRANCISCAN COURT, CARPINTERIA, CA 93013;

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

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

More commonly known as 39606 PINE RIDGE RD., CHILOQUIN, OREGON 97604, OR.

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.

Dated this 31 day of August, 2018.


DONALD ALEXANDER LEVASHEFF

STATE OF CALIFORNIA

)

) ss.

COUNTY OF SANTA BARBARA

)

The foregoing instrument was acknowledged before me on this August 31, 2018, by DONALD ALEXANDER LEVASHEFF



NOTARY PUBLIC

My commission expires: 1/8/2022

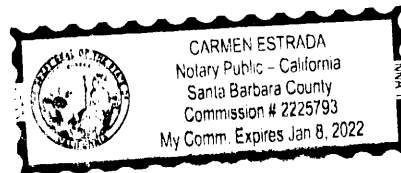


Exhibit A

THAT PORTION OF LOT 15 LYING EAST OF THE SOUTHERN PACIFIC RAILROAD
RIGHT OF WAY IN SECTION 34, TOWNSHIP 34, SOUTH, RANGE 7 EAST OF THE
WILLIAMETTE MERIDIAN, KLAMATH COUNTY OREGON. LESS AND EXPECT THAT
PORTION IN PINE RIDE ROAD AND SPRAGUE RIVER HIGHWAY