

Melinda Brown

2018-012193

Klamath County, Oregon



00229908201800121930020024

10/04/2018 02:17:50 PM

Fee: \$87.00

After recording, please send to:
Jason D. Chaulet and Jeannie L. Chaulet
1216 Horton Road
Dairy, OR 97625

* Please also send tax statements to above address.

QUITCLAIM DEED

This Quitclaim Deed, executed this 19th day of September 2018.

By Grantors, *Jason D. Chaulet and Jeannie L. Chaulet*, who took title as, *Jason D. Chaulet and Jeannie L. Chaulet*, To Grantees, *Jason D. Chaulet and Jeannie L. Chaulet*, as Trustees of the Chaulet Revocable Living Trust.

WITNESSETH, that the said Grantors do hereby remise, release, and quitclaim unto said Grantees forever, all the right, title, interest, and claim which the said Grantors have in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Klamath, State of Oregon, To Wit:

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

Jason D. Chaulet

Jason D. Chaulet

Jeannie L. Chaulet

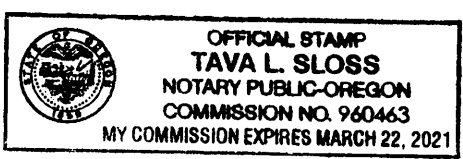
Jeannie L. Chaulet

Melinda M. Brown

Melinda M. Brown, Witness

State of Oregon)
County of Klamath)

The above-mentioned persons, *Jason D. Chaulet and Jeannie L. Chaulet*, appeared before me and acknowledged that they executed the above instrument. Affirmed before me on September 19, 2018.



Notary Public for Oregon
My Commission Expires: 3/22/21

Returned at Counter

Exhibit "A"

Midland Tract Lot 55 POR, Acres 0.52

Midland Tract Lot 55 POR, Acres 4.02

That portion of Tract 55, MIDLAND TRACTS, Klamath County, Oregon, lying between the Easterly right of way line of the Central Pacific Railroad and the Westerly right of way line of the Dalles-California Highway, more particularly described as follows:

Beginning at the intersection of the Westerly right of way line of the Dalles-California Highway with the South line of said Tract 55 of Midland Tracts, said point also being on the North line of Modoc Street in the plat of First Addition to Midland, extended Westerly; thence North 89° 55' West a distance of 28.5 feet, more or less, to the Easterly right of way line of the Central Pacific Railway; thence North 33° 36' East a distance of 142.8 feet, more or less, to a corner in said right of way; thence North 56° 24' West a distance of 100 feet to the Easterly right of way line of said Central Pacific Railway; thence North 33° 36' East, along said right of way, a distance of 160.75 feet to a point; thence South 56° 24' East, at right angles to said right of way, a distance of 58.75 feet to a point; thence North 33° 36' East, parallel with said right of way, a distance of 10.0 feet; thence South 56° 24' East, at right angles to said right of way, a distance of 76.75 feet, more or less, to the Westerly right of way line of the Dalles-California Highway; thence South 36° 34' West, along said Westerly right of way line, a distance of 300 feet, more or less, to the point of beginning.

EXCEPTING THEREFROM any portion lying within public roads, railroads or public utilities.

CODE 162 MAP 3908-03600 TL 00700 KEY 502405