

2018-012522

Klamath County, Oregon



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10/12/2018 10:56:20 AM

Fee: \$92.00

**Prepared By:**

Evergreen Law Group, LLC  
542 Washington Street, Suite 104  
Ashland, OR 97520

**After recording return to:**

Beverly Jean Schuster  
134 Sharon Drive  
Phoenix, Oregon 97535

**Until a change is requested, all tax statements  
will be sent to:**

Beverly Jean Schuster  
134 Sharon Drive  
Phoenix, Oregon 97535

Returned at Counter

Space Above This Line for Recorder's Use

**STATUTORY QUITCLAIM DEED**

**STATE OF OREGON**

**COUNTY OF KLAMATH**

**KNOW ALL MEN BY THESE PRESENTS**, that Robert Kensell Schuster, residing at 665 William Road, County of Douglas, City of Yoncalla, State of Oregon (hereinafter known as the "Grantor") hereby releases and quitclaims to Beverly Jean Schuster, residing at 134 Sharon Drive, County of Jackson, City of Phoenix, State of Oregon (hereinafter known as the "Grantee") for the sum of One Hundred Dollars (\$100.00), 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:

**Lot 18, Block 24, Fourth Addition to Klamath River Acres, in the  
County of Klamath, State of Oregon.**

**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. The true and actual consideration for this conveyance is One Hundred Dollars (\$100.00). (Here comply with the requirements of ORS 93.030)

**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.**

*[signature page to immediately follow]*

IN WITNESS WHEREOF, the Grantor has executed this instrument October 10th, 2018:

Grantor's Signature

Robert R. Schuster  
(Grantor's Printed Name)

Grantee's Signature

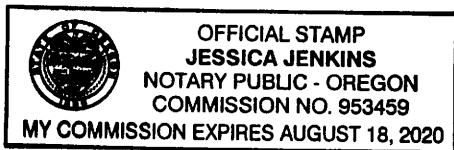
Beverly Schuster  
(Grantee's Printed Name)

STATE OF OREGON

COUNTY OF JACKSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Robert Kensell Schuster, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, she, executed the same voluntarily on the day the same bears date.

Given under my hand this 2nd day of October 10th, 2018.



Jessica Jenkins

Notary Public

My Commission Expires: 8-18-20