

**2019-001393**

**Klamath County, Oregon**

**02/14/2019 11:14:00 AM**

**Fee: \$97.00**

**Grantor Name and Address:**

JAMES H. DECOURSEY, TRUSTEE  
9507 BORSON STREET  
DOWNEY, CA 90242

**Grantee Name and Address:**

JAMES H. DECOURSEY, TRUSTEE  
9507 BORSON STREET  
DOWNEY, CA 90242

**After recording, return to:**

LAW OFFICE OF DONNA T. TONKON  
127 RIVO ALTO CANAL  
LONG BEACH, CA 90803

**Until requested otherwise, send all tax statements to:**

JAMES H. DECOURSEY, TRUSTEE  
9507 BORSON STREET  
DOWNEY, CA 90242

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**QUITCLAIM DEED**

JAMES H. DECOURSEY, TRUSTEE, under the JAMES & GILDA DECOURSEY LIVING TRUST 1998 dated April 30, 1998, whose address is 9507 Borson Street, Downey, CA 90242 (referred to herein as "Grantor"), hereby releases and quitclaims to JAMES H. DECOURSEY, TRUSTEE, or any successors in trust, under the 2018 JAMES H. DECOURSEY TRUST dated November 14, 2018 and any amendments thereto, whose address is 9507 Borson Street, Downey, CA 90242 (referred to herein as "Grantee"), all of Grantor's interest in and to the following described real property located in Klamath County, Oregon:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

Property street address: 421 - 423 N. 7th Street, Klamath Falls, OR

EXCEPTIONS of record on file with the County of Klamath, Oregon.

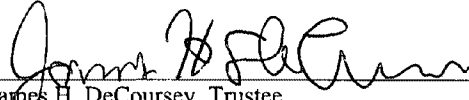
The true consideration for this conveyance is: NONE

Dated: 1-30-2019

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.

**GRANTOR:**

James & Gilda DeCoursey Living Trust 1998  
dated April 30, 1998

  
James H. DeCoursey, Trustee

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ ) ss.

This instrument was acknowledged before me on \_\_\_\_\_, by James H. DeCoursey,  
Trustee, under the James & Gilda DeCoursey Living Trust 1998 dated April 30, 1998.

[Affix Notary Seal]

\_\_\_\_\_  
SIGNATURE OF NOTARY PUBLIC

My commission expires: \_\_\_\_\_

*SEE ATTACHED*

## ACKNOWLEDGMENT

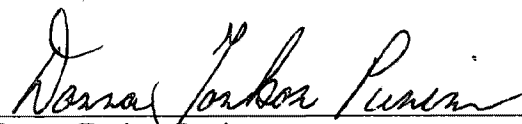
*A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.*

State of California )  
 )  
County of Los Angeles )

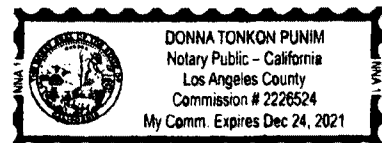
On 1-30-2019, before me, Donna Tonkon Punim, notary public, personally appeared James H. DeCoursey, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their 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.

  
Donna Tonkon Punim (Seal)

My commission expires on: December 24, 2021



## **EXHIBIT A**

### **Legal Description**

Beginning at the most Southerly corner of said Lot 5; thence Northeasterly and parallel with Jefferson Street (formerly Bush Street) 65 feet to the corner common to Lots 5, 6, 3 and 4 of said Block 53; thence Northwesterly along the line between Lots 5 and 6 of said Block 60 feet; thence Southwesterly and parallel with Jefferson Street 65 feet to the Easterly line of Seventh Street; thence Southeasterly along said line of Seventh Street 60 feet to the place of beginning.

*The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance; has been engaged solely for the purpose of preparing this instrument; has prepared the instrument only from information given to preparer by the parties and/or their representatives; has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated; has not verified the legal existence or authority of any party or person executing the document; has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance; and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom. The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.*