

Law Office of Melinda Brown

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2019-011022

Klamath County, Oregon



09/20/2019 03:11:13 PM

Fee: \$97.00

After recording, please send to:
John L. Fugatt and Barbara C. Fugatt
P.O. Box 52
Sprague River, OR 97639

* Please also send tax statements to above address.

Quitclaim Deed

This Quitclaim Deed, executed this 13th day of September, 2019.

By Grantors, *John Fugatt and Barbara Fugatt*, who took title as, *John Fugatt and Barbara Fugatt*, To Grantees, *John L. Fugatt and Barbara C. Fugatt*, as Trustees of the *Fugatt 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:

Exhibits A, B, and C.

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:

John L. Fugatt

Barbara C. Fugatt

State of Oregon)
County of Klamath)

The above-mentioned persons, *John L. Fugatt and Barbara C. Fugatt*, appeared before me and acknowledged that they executed the above instrument. Subscribed and sworn to before me this 13th day of September, 2019.



Notary Public
My Commission Expires

EXHIBIT "A"

Partition 3 of Major Land Partition No. 80-41, filed and recorded on October 5, 1981 by the Clerks office of Klamath County, Oregon. TOGETHER WITH a 30 foot wide non-exclusive roadway easement for ingress and egress along the Southern boderline of the W 1/2 of the Southeast quarter, Section 5, Township 36 South, Range 10 East of the Willamette Meridian.

EXHIBIT "B"

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, and 12 and the Westerly 1/2 of the vacated alley adjacent thereto, in Block 3 of Sprague River, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

EXHIBIT "C"

**The W1/2 SE1/4 of Section 5, Township 36 South, Range 10 East of the
Williamette Meridian, Klamath County, Oregon.**