

332750Am

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO
ANDERSON ESTATE LAW, INC.
145 South Fig Street
Escondido, CA 92025 (760) 489-2938

MAIL TAX STATEMENTS TO
Laura Michele Rullman
P.O. Box 2169
San Diego, CA 92169

2019-012521

Klamath County, Oregon

10/25/2019 03:15:01 PM

Fee: \$102.00

DOCUMENTARY TRANSFER TAX: \$0.00 (NONE) "This is a transfer of property between divorced spouses."
(Consideration less than \$100.)

Declarant or agent determining tax-Anderson Estate Law, Inc.

QUITCLAIM DEED

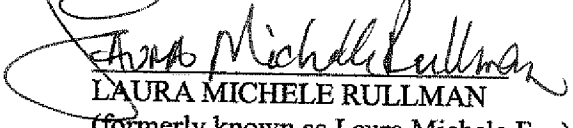
FOR NO CONSIDERATION, which is hereby acknowledged, JERRY L. FOX and LAURA MICHELLE RULLMAN (formerly known as Laura Michelle Fox), as Trustees of the Fox Revocable Living Trust, dated June 16, 2003, hereby quitclaim to LAURA MICHELLE RULLMAN, a married woman as her sole and separate property, all of their interest in and to that real property located in the County of Klamath, State of Oregon, and more fully described as follows:

N 1/2 SW 1/4 NW 1/4 of Section 13, Township 23 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

Dated: 10-16-19


JERRY L. FOX

Dated: 10/16/2019


LAURA MICHELE RULLMAN
(formerly known as Laura Michele Fox)

NOTARY INFORMATION ON NEXT PAGE

Mail Tax Statements as Directed Above

1

Michelle Knight, Court Operations Supervisor and Designee appointed
by Michael M. Roddy, Clerk of the Court in and for the County of San Diego,
State of California.
Signed pursuant to court order dated 10/18/19.
In the matter of Laura Michelle Fox, Petitioner vs. Jerry L. Fox,
Respondent.
Case Number: DM142582, Elisor for: Jerry L. Fox

Return to:



Recorded by AmeriTitle as an accommodation only. No liability is accepted for the condition of title or for the validity, sufficiency, or effect of this document.

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

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 San Diego)

On October 16, 2019 before me, Julie Miller, Notary Public,
Date Here Insert Name and Title of the Officer
personally appeared Michelle Knight
Name(s) of Signer(s)

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.

Signature Julie Miller
Signature of Notary Public



Place Notary Seal Above

Julie Miller, Notary Public
Commission Expires: January 31, 2023

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Quitclaim Deed Property: N 1/2 SW 1/4 of Section 13 Township
Document Date: 10-16-2019 South Range 9 East of Willamette Meridian
Signer(s) Other Than Named Above: Laura Michelle Kullman Klamath County, Oregon Number of Pages: 1 page

Capacity(ies) Claimed by Signer(s)

Signer's Name: Michelle Knight

- ☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator

☒ Other: San Diego County CA, Elisor, Court Appointed

Signer Is Representing: Jerry L. Fox

Signer's Name: _____

- ☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator

☐ Other: _____

Signer Is Representing: _____

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

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.

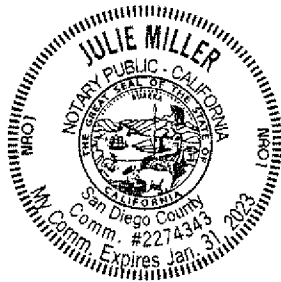
State of California)
County of San Diego)

On October 16, 2019 before me, Julie Miller, Notary Public
Date Here Insert Name and Title of the Officer
personally appeared Laura Michelle Rullman
Name(s) of Signer(s)

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.



Signature [Signature]
Signature of Notary Public

Julie Miller, Notary Public
Commission Expires: January 31, 2023

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document: Property: N 1/4 SW 1/4 of Section 13 Township 23 South Range 24 East of the Williamette Meridian
Title or Type of Document: Quit Claim Deed
Document Date: October 16, 2019 Number of Pages: 1 page
Signer(s) Other Than Named Above: Court Appointed Elisor

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: _____

Signer's Name: _____
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: _____

FILED
Clerk of the Superior Court

OCT 07 2019

By: Y. Camargo

SUPERIOR COURT OF THE STATE OF CALIFORNIA
COUNTY OF SAN DIEGO/NORTH COUNTY

LAURA RULLMAN
FKA LAURA FOX

Petitioner,

vs.

JERRY L FOX,

Respondent.

Case No. DN142582

ORDER OF THE COURT

Date: October 16, 2019

Dept: 16

Hon: JUDGE JAMES MANGIONE

WHEREAS, Respondent JERRY L FOX is unavailable due to the restrictions of his parole, to cooperate in signing a Quit Claim Deed to transfer unimproved property in Oregon which became the sole and separate property Laura Rullman, as a result of a Judgment for Dissolution of Marriage filed September 19, 2007. The property is currently titled in the name of Jerry L Fox and Laura Michelle Fox, as Trustees of the Fox Revocable Living Trust, dated June 16, 2003. The Fox Revocable Living Trust was revoked after the Notice of Entry of Judgment was filed on September 19, 2007.

The Quit Claim Deed is necessary to transfer title of the unimproved property located in Klamath County, OR, to LAURA RULLMAN, as her sole and separate property. The Court orders the immediate appointment of the Clerk of the Court or Clerk's Designee as an Elisor to sign

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DN142582
ORD
Order
980610



Court Order

1 the following documents in place of Respondent, JERRY L FOX to facilitate the transfer of the
2 property on behalf of the Petitioner, LAURA RULLMAN.

3 The documents to be signed are as follows:

4 (1) QUIT CLAIM DEED;


5 The Court finds that the appointment of an Elisor is necessary to enable LAURA RULLMAN
6 to complete the sale of this property due to the unavailability of Respondent FOX to cooperate by
7 signing the Quit Claim Deed.

8 **NOW THEREFORE**, it is hereby ordered by the Court that "The Clerk of the Court or
9 a Clerk's Designee is appointed an Elisor to sign the attached document in place of Respondent
10 JERRY L FOX to allow the transfer of property to Petitioner LAURA RULLMAN. to enable the
11 sale of her sole and separate property.

12 The Court retains jurisdiction over this Order and its enforcement.

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14 **IT IS SO ORDERED.**

15 Dated: 10-16, 2019

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18 Hon. JAMES A MANGIONE
19 Judge of the Superior Court
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