

RECORDING COVER SHEET
ORS 205.234

This cover sheet has been prepared by the person presenting the attached instrument for recording. Any error in this cover sheet **DOES NOT** affect the transaction(s) contained in the instrument itself.

2019-013309

Klamath County, Oregon

11/14/2019 12:34:02 PM

Fee: \$92.00

- A. AFTER RECORDING RETURN TO** – required by ORS 205.180(4) & 205.238:
James L. Sanford Jr.
Tracy Sanford
575 NW Pacific Grove Drive
Beaverton, Oregon 97006

- B. TITLE(S) OF THE TRANSACTION(S)** – required by ORS 205.234(1)(a)
Note: “Transaction” means any action required or permitted by law to be recorded, including, but not limited to, any transfer, encumbrance or release affecting title to or an interest in real property. Enter descriptive title for the instrument:

Quitclaim Deed

- C. DIRECT PARTY / GRANTOR** – required by ORS 234(1)(b)

James L. Sanford Jr. and Tracy M. Sanford, a married couple

- D. INDIRECT PARTY / GRANTEE** – required by ORS 234(1)(b)

James L. Sanford Jr. and Tracy M. Sanford, Trustees of the James and Tracy Sanford Joint Revocable Living Trust, Dated November 14, 2019

- | | |
|---|--|
| <p>E. For an instrument conveying or contracting to convey fee title, the information required by ORS 93.260:</p> <p>UNTIL A CHANGE IS REQUESTED, ALL TAX STATEMENTS SHALL BE SENT TO THE FOLLOWING ADDRESS:</p> <p>James L. Sanford Jr. Tracy Sanford 575 NW Pacific Grove Drive Beaverton, Oregon 97006</p> | <p>F. <u>TRUE AND ACTUAL CONSIDERATION</u> – required by ORS 93.030 for instrument conveying or contracting to convey fee title or any memorandum of such instrument:</p> <p style="text-align: right;">\$0</p> |
|---|--|

- G. TAX ACCOUNT NUMBER OF THE PROPERTY, IF THE INSTRUMENT CREATES A LIEN OR OTHER INTEREST THAT COULD BE SUBJECT TO TAX FORECLOSURE** – required by ORS 312.125(4)(b)(B): N/A

Prepared By:

Southwest Portland Law Group, LLC
8455 SW Beaverton Hillsdale Hwy
Portland, Oregon 97225

After Recording Return To:

James L. Sanford Jr.
Tracy Sanford
575 NW Pacific Grove Drive
Beaverton, Oregon 97006

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

On November 14, 2019, THE GRANTORS,

James L. Sanford Jr. and Tracy M. Sanford, a married couple, for and in consideration of: other good and valuable consideration do convey, release and quitclaim to the GRANTEE:

James L. Sanford Jr. and Tracy M. Sanford, Trustees of the James and Tracy Sanford Joint Revocable Living Trust, Dated November 14, 2019, residing at 575 NW Pacific Grove Drive, Beaverton, Oregon 97006, the following described real property, situated in the county of Klamath, state of Oregon, at the address of 141620 Elk Haven Way, Crescent Lake, Oregon 97733, and more particularly described below:

Mail Tax Statements To:

James L. Sanford Jr.
Tracy Sanford
575 NW Pacific Grove Drive
Beaverton, Oregon 97006

Legal Description: Lot 33, Block 3, Tract 1119, Leisure Woods, Unit 2 according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Subject to: Easements and CC&Rs of record

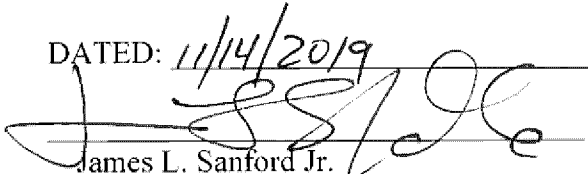
Map/ Tax Lot: 2407-007D0-01000

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. 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

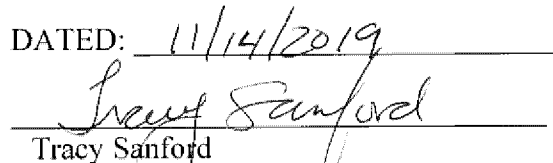
CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST 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 Signatures:

DATED: 11/14/2019

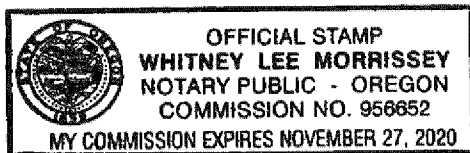

James L. Sanford Jr.
575 NW Pacific Grove Drive
Beaverton, Oregon 97006

DATED: 11/14/2019


Tracy Sanford
575 NW Pacific Grove Drive
Beaverton, Oregon 97006

STATE OF OREGON) SS.
COUNTY OF WASHINGTON)

This instrument was acknowledged before me on this 14th day of November, 2019, by James L. Sanford Jr. and Tracy Sanford, who produced their driver's licenses as identification.




Notary Public