

2019-014895

Klamath County, Oregon



00252031201900148950030030

12/23/2019 12:45:45 PM

Fee: \$92.00

After recording return to:
Bullard and Friedman, LLC
125 North 2nd Street
Ashland, Oregon 97520

Until change is requested all tax
Statements shall be sent to the
Following address:
Gabriel Mayland and Sarah Lamanuzzi
159 Alida Street
Ashland, OR 97520

QUITCLAIM DEED

Gabriel R. Mayland and Sarah A. Lamanuzzi, hereinafter called Grantors, for estate planning purposes only, convey, release and quitclaim to the Grantees **Gabriel Mayland and Sarah Lamanuzzi, Trustees of the Sarah Lamanuzzi and Gabriel Mayland Revocable Living Trust dated December 16, 2019** the following described real estate situated in the City of Klamath, in the County of Klamath, State of Oregon

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE.

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed.

Grantors do hereby convey, release and quitclaim all of the Grantors' rights, title, and interest in and to the above described property and premises to the Grantees, and to the Grantees' heirs and assigns forever, so that neither Grantors nor Grantors' heirs, legal representatives or assigns shall have claim or demand any right or title to the property, premises, or appurtenances, or any part thereof.

The true consideration for this conveyance is \$10.00, the receipt and sufficiency of which is hereby acknowledged.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300 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.

Dated this 16th day of December, 2019

Gabriel R. Mayland
Gabriel R. Mayland

Sarah A. Lamanuzzi
Sarah A. Lamanuzzi

STATE OF OREGON)
)
COUNTY OF JACKSON)

I hereby certify that on this 16th day of December, 2019, before me, the undersigned Notary Public of the State and County aforesaid, personally appeared Gabriel R. Mayland and Sarah A. Lamanuzzi, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within Deed, who acknowledged the due execution of the foregoing Deed.

Sonja N. Friedman
Notary Public for Oregon
My Commission Expires 3/24/2020

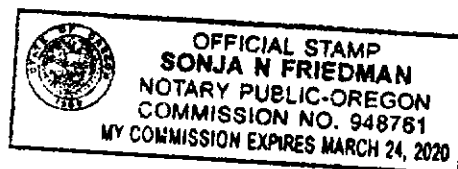


EXHIBIT "A"
LEGAL DESCRIPTION

A portion of Lots 19, 20, 21, Block 9, BUENA VISTA ADDITION to The City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, being more particularly described as follows:

Beginning at a 1/2 inch iron pin marking the most Northerly corner of Lot 21, said Block 9, thence South 74° 22' 00" West 99.13 feet to a 1/2 inch iron pin; thence South 32° 25' 35" West 105.61 feet to a 5/8 inch iron pin on the Southerly line of Lot 19; thence South 59° 06' 10" East along said Southerly line 53.0 feet; thence Northeasterly to the point of beginning, with bearings based on Survey No. 4476, as filed in the Klamath County Engineers Office.

TOGETHER WITH an easement for ingress and egress over and across Lots 22 and 23 of Block 9, BUENA VISTA ADDITION to The City of Klamath Falls, more particularly described as follows:

Beginning at a 1/2 inch iron pin marking the Northerly corner of Lot 21, Block 9, BUENA VISTA ADDITION; thence South 15° 38' 00" East 54.39 feet to a 5/8 inch iron pin; thence North 31° 07' 46" East, 3.55 feet; thence North 49° 17' 30" East 72 feet, more or less to a point on the Westerly line of Lot 23; thence Southeasterly 50 feet, more or less, to a 1/2 inch iron pin marking the Southeast corner of Lot 23; thence South 49° 17' 30" West, 108.38 feet to a 5/8 inch iron pin; thence South 31° 07' 46" West 26.96 feet to a 5/8 inch iron pin; thence North 15° 38' 00" West 41.18 feet to the point of beginning, with bearings based on Survey No. 4476 as filed in the Klamath County Engineers Office.

ALSO TOGETHER WITH an easement for ingress and egress to be 30 feet in width, being more particularly described in Agreement for Easement dated July 11, 1989 and recorded July 12, 1989 in Volume M89, page 12705, Microfilm Records of Klamath County, Oregon.