

2020-000928

Klamath County, Oregon



00253443202000009280030032

01/23/2020 11:47:33 AM

Fee: \$92.00

Returned at Counter

After Recording Return to:

Denis Eugene Hodges

54200 Gerber Rd

Bonanza, OR 97623

Until a change is requested, please forward all
tax statements to:

Denis Eugene Hodges

54200 Gerber Rd

Bonanza, OR 97623

Tax Assessor's Account No.

QUITCLAIM DEED

(Husband and Wife to a Trust)

GRANTORS: Denis Eugene Hodges, and
Barbara Jean Hodges, Husband and Wife,

DO HEREBY REMISE, RELEASE, AND FOREVER QUITCLAIM UNTO

GRANTEE: Denis Eugene Hodges an individual, whose street address is
54200 Gerber Rd, Bonanza OR 97623
as Trustee under the provisions of a trust agreement dated January 17, 2020, and known
as the Denis Eugene Hodges and Barbara Jean Revocable living Trust, the following lands
and property, together with all improvements located thereon, lying in the County of Klamath, State of
Oregon, to-wit:

X Legal Description:

The S $\frac{1}{2}$ SE $\frac{1}{4}$, EXCEPTING THEREFROM the following:

All that portion of the N $\frac{1}{2}$ S $\frac{1}{2}$ SE $\frac{1}{4}$ lying Westerly of the Forest Service Road; The SW $\frac{1}{4}$ SW
 $\frac{1}{4}$ SE $\frac{1}{4}$ and the South 300 feet of the S $\frac{1}{2}$ S $\frac{1}{2}$ SE $\frac{1}{4}$, EXCEPTING THEREFROM any portion
lying within the Gerber Reservoir, all being in Section 35, Township 38 South, Range 13 East of
the Willamette Meridian, Klamath County, Oregon.

ALSO EXCEPTING a strip of land 30 feet on each side of the centerline of Gerber Road
conveyed to the United States of America, by deed recorded in Deed Volume 64 at Page 564,
Deed Records of Klamath County Oregon.

Except the following encumbrances:

NA

Street Address of Real Property: 54200 Gerber, Bonanza OR 97623

consideration \$1.00

92-

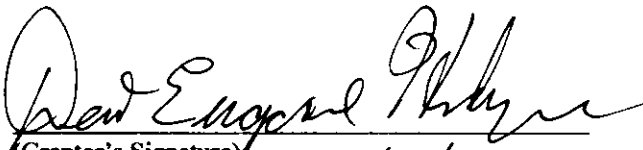
The true and actual consideration paid for this transfer, stated in terms of dollars, is
\$1_____.


BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS195.300,195.301AND195.305TO195.336AND 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 ORS92.010OR215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS195.300,195.301AND195.305TO195.336AND 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.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

Taxes for tax year 2020 shall be paid by Grantee.

IN WITNESS WHEREOF, the Grantors have executed this Quitclaim Deed on the day and year set forth below.


(Grantor's Signature)
Denis Eugene Hodges
Print or Type Name

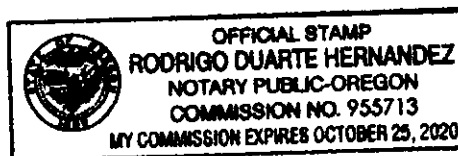

(Grantor's Signature)
Barbara Jean Hodges
Print or Type Name

State of OREGON

County of KLAMATH

This record was acknowledged before me on JANUARY 23, 20 20 by
BARBARA JEAN HODGES (name of person acknowledged).


Notary Public - State of Oregon

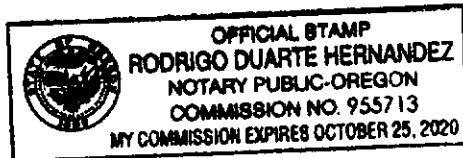


State of OREGON

County of KUMATIA

This record was acknowledged before me on January 23, 20 20 by
DENIS EUGENE HODGES (name of person acknowledged).

[Signature]
Notary Public - State of Oregon



Grantor (name, address and telephone)

Denis Eugene Hodges

54200 Gerber Rd

Bonanza, OR 97623

541-892-3398

Grantor (name, address and telephone)

Barbara Jean Hodges

54200 Gerber Rd

Bonanza, OR 97623

541-892-3398

Grantee (name, address and telephone):

Denis Eugene Hodges

54200 Gerber Rd

Bonanza, Or 97623

541-892-3398