

Returned at Counter

2020-002048
Klamath County, Oregon



02/19/2020 01:39:59 PM

Fee: \$92.00

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 Hodges, and
Barbara 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 Hodges 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:

Legal Description:

The S 1/2 SE 1/4, EXCEPTING THEREFROM the following:

All that portion of the N 1/2 S 1/2 SE 1/4 lying Westerly of the Forest Service Road; The SW 1/4 SW 1/4 SE 1/4 and the South 300 feet of the S1/2 S 1/2 SE 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 Rd, Bonanza Or.97623

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

92-

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.

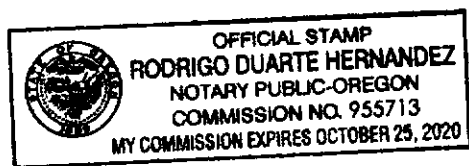
Dan E. Hodges
(Grantor's Signature)
Denise F. Hodges
Print or Type Name

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

State of OREGON
County of KUMAMIA

This record was acknowledged before me on FEBRUARY 19, 2020 by DENISE HODGES (name of person acknowledged).

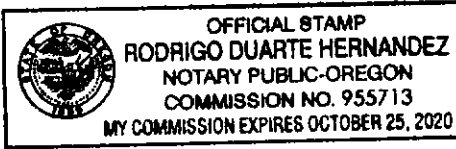
[Signature]
Notary Public - State of Oregon



State of OREGON
County of KUMAMIA

This record was acknowledged before me on FEBRUARY 19, 20 20 by BARBARA J HODGES (name of person acknowledged).

[Signature]
Notary Public – State of Oregon



Grantor (name, address and telephone)
Denis Hodges
54200 Gerber Rd
Bonanza, Or 97623
541-892-3398

Grantor (name, address and telephone)
Barbara 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