

2020-003548

Klamath County, Oregon



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RECORDING REQUESTED BY:

03/23/2020 01:50:16 PM

Fee: \$92.00

Tony Bayard de Volo, Esq.

**WHEN RECORDED MAIL THIS
DOCUMENT AND TAX STATEMENTS**

To: Randolph John Kundmueller
4691 Albany Circle #146
San Jose, CA 95129

GRANTOR'S NAME AND ADDRESS

Randolph John Kundmueller
4691 Albany Circle #146
San Jose, CA 95129

GRANTEE'S NAME AND ADDRESS

Randolph John Kundmueller, as trustee
4691 Albany Circle #146
San Jose, CA 95129

QUITCLAIM DEED

APN: R-3808-009DD-00400-000

THE Undersigned,

Randolph John Kundmueller, a single man, who took title as Randolph J. Kundmueller
hereby GRANT to

Randolph John Kundmueller, as trustee or the successors in trust, of the Kundy Trust
dated March 6, 2020, as may be amended or restated from time to time,

for the consideration of \$0.00 dollars,


the following real property located in the City of **Klamath Falls**, County of **Klamath**, State of
Oregon (commonly known as 4821 Falcon Drive, Klamath Falls, OR 97601)

LOT 1297, Tract 1443, a replat of Lots 595-602, 604, 605 FALCON DRIVE and RED
TAIL DRIVE of Tract 1340 RUNNING Y RESORT PHASE 7, according to the Official
Plat thereof on file in the office of the County Clerk of Klamath County Oregon.

SUBJECT TO easements, rights of way and encumbrance of public record.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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 (Definitions for ORS 92.010 to 92.192) OR 215.010 (Definitions), 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 (Definitions for ORS 30.930 to 30.947), AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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."

Date: March 6, 2020


(Signature of Grantor): Randolph J. Kundmueller,
also known as Randolph J. Kundmueller

NOTARY ACKNOWLEDGMENT

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.

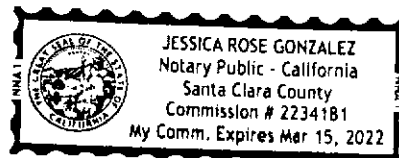
STATE OF CALIFORNIA)
)
COUNTY OF SANTA CLARA)

On March 6, 2020 before me, Jessica Rose Gonzalez, Notary Public,
personally appeared Randolph J. Kundmueller,
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] (Seal)
Jessica Rose Gonzalez, Notary Public



Document Notarized: Oregon Deed