

2020-003758

Klamath County, Oregon



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03/30/2020 03:02:48 PM

Fee: \$92.00

After recording, please send to:
Michael P. Schneider
1809 Venice Drive
Concord, CA 94519

* Please also send tax statements to above address.

Quitclaim Deed

This Quitclaim Deed, executed this ___ day of February, 2020.

By Grantor, **Michael P. Schneider**, who took title as, **Michael Schneider**, To Grantee, **Michael P. Schneider**, as **Trustee of the Michael P. Schneider Revocable Living Trust under Declaration of Trust dated March 28, 2007**.


WITNESSETH, that the said Grantor does hereby remise, release, and quitclaim unto said Grantee forever, all the right, title, interest, and claim which the said Grantor has in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Linn, State of Oregon, To Wit:

Exhibit A

The true actual consideration for this transfer is **\$0.00**. ORS 93.930.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSONS 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.

IN WITNESS WHEREOF, That said Grantor has signed and sealed these presents the day and year first above written. Signed, sealed, and delivered in the presence of:


Michael P. Schneider

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 Alameda

Subscribed and sworn to (or affirmed) before me on this ___ day of February, 2020, by _____, proved to me on the basis of satisfactory evidence to be the person who appeared before me.

Notary Public

My Commission Expires: _____

Notary attached

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 Alameda

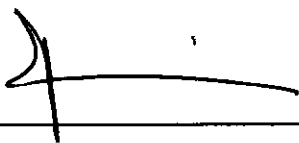
On March 11, 2020 before me, Antoinette C. Badio, Notary Public
(insert name and title of the officer)

personally appeared Michael Paul Schneider
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



(Seal)



EXHIBIT A

The following described real property is situated in Klamath County, Oregon, being more particularly described as follows:

A tract of real property in Government Lot Numbers 32 and 29 in Section 16, Township 35 South, Range 7 East of the Willamette Meridian; thence North along the center line of Section 16, a distance of 1320.0 feet, more or less, to the Northwest corner of Government Lot Number 33, which corner is monumented with a 3/4 inch iron pipe; thence East along the North boundary of Lot 33, a distance of 323.30 feet, more or less, to a point on the Easterly right of way boundary of U.U. Highway No. 97, which point is monumented with a 1/4 inch iron; thence South 2° 22' West along said right of way boundary of 333.30 feet to a 3/4 inch iron pipe marking the Northwest corner of that parcel of land recorded in Volume 363 at page 58 of Deed Records of Klamath County, Oregon; thence following along the bounds of said parcel of land, North 62° 07' East, 629.30 feet; thence East a distance of 454.20 feet; thence South a distance of 95.00 feet; thence East 107.27 feet; thence leaving said bounds and bearing North 41° 3 1/4' East 155.48 feet to a 1/2 inch steel rod which marks the Northerly corner of that tract of land described in Volume M69 at page 8199, Microfilm Records of Klamath County, Oregon and amended description thereof; thence North 51° 10' West 56 feet to the South line of a roadway and being the true point of beginning of this description; thence South 51° 10' East along the Easterly boundary of said tract of land in M69 at page 8199, Microfilm Records of Klamath County, Oregon, a distance of 786.00 feet, more or less, to the water line of Williamson River; thence North 26° 47' East along said water line a distance of 165 feet; thence in a Northwesterly direction 708.5 feet, more or less, to a point on the Southerly line of a roadway and that is also North 45° 50' East 132.7 feet from the true point of beginning; thence South 45° 50' West 132.7 feet to a 1/2 inch steel rod to the point of beginning.

Together with the flowing described Easement:

The right for ingress and egress as set forth as follows:

"ALSO the right to sue and maintain an existing roadway for ingress and egress to and from the land above described from U.S. Highway No. 97, the centerline of said roadway being particularly described as follows:

Beginning at a 3/4 inch iron pipe at the intersection of the Easterly right of way boundary of U.S. Highway No. 97 and the North boundary of Lot 33, Section 16, Township 35 South, Range 7 East of the Willamette Meridian; thence South 2° 22' West along said right of way boundary a distance of 178.4 feet to the true point of beginning of this description; thence North 73° 56' 40" East a distance of 572.20 feet to a point which bears South 20.00 feet from the North boundary of Lots 33 and 32 a distance of 552.87 feet, more or less, to a point from which a line bearing North 45° 50' East, parallel with and lying 20.0 feet Northerly of the North boundary of land being conveyed, a distance of 335.3 feet.