

2020-007315

Klamath County, Oregon

Prepared By

Name: Virginia Lovelace Gould, IRA

Address: P.O. Box 22113

Santa fe

State: NM Zip Code: 87502



00260599202000073150040049

06/15/2020 03:07:44 PM

Fee: \$97.00

After Recording Return To *And return*
tax statements to:

Name: Virginia Lovelace Gould, IRA

Address: P.O. Box 22113

Santa fe

State: NM Zip Code: 87502

Space Above This Line for Recorder's Use

OREGON QUIT CLAIM DEED

STATE OF OREGON

COUNTY OF Klamath

KNOW ALL MEN BY THESE PRESENTS, That Sunwest Trust, Inc., a
New Mexico Trust Co., residing at 10600 Menaul Blvd NE, County of Bernalillo, City
of Albuquerque, State of New Mexico 87112 (hereinafter known as the
"Grantor(s)") hereby releases and quitclaims to The Entrust Group, a
Corporation, residing at 555 12th Street Suite 900, County of Alameda, City
of Oakland, State of California 94607 (hereinafter known as the
"Grantees(s)") for the sum of No dollars/no cents
(\$0/0) and releases all the rights, title, interest, and claim in or to the
following described real estate, situated in the County of Klamath, Oregon to-wit:

1734-36 Worden Ave., Klamath Falls, Or 97601 (3809-029AC-11200)

Sunwest Trust as Custodian for Virginia Lovelace Gould, IRA becomes The Entrust Group, as custodian for

Virginia Lovelace Gould, IRA

Legal description on page 4

To have and to hold, the same together with all and singular the appurtenances
thereunto belonging or in anywise appertaining, and all the estate, right, title, interest,
lien, equity and claim whatsoever for the said first party, either in law or equity, to the
only proper use, benefit and behoof of the said second party forever.



"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."

Grantor's Signature

Cynthia Archuleta
Grantor's Name

10600 Menaul Blvd NE
Address

Albuquerque NM 87112
City, State & Zip

Grantor's Signature

Grantor's Name

Address

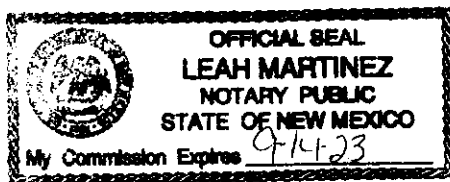
City, State & Zip

New Mexico
STATE OF ~~OREGON~~)

COUNTY OF Bernalillo)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Cynthia Archuleta whose names are signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they, executed the same voluntarily on the day the same bears date.

Given under my hand this 5 day of May, 2020.



[Signature]
Notary Public

My Commission Expires: 9-14-23

EXHIBIT 'A'

Lots 3 and 4 in Block 34 of SECOND 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.

Unofficial
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