

2020-010561

Klamath County, Oregon

Prepared By

Name: Charles Friedman
Address: 101 Scholz Plz #224,
Newport Beach, CA 92663
State: California Zip Code: 92663



00264341202000105610030039

08/24/2020 02:28:19 PM

Fee: \$92.00

**After Recording Return To and
Send TAX STATEMENTS To :**

Name: Julia M Payne
Address: 2808 Broad Street,
Newport Beach, CA 92663
State: California Zip Code: 92663

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 Arnold K Payne, an individual, and Julia M Payne, an individual, residing at 2808 Broad Street, County of Orange, City of Newport Beach, State of California (hereinafter known as the "Grantor(s)") hereby release and quitclaim to Julia and Arnold Payne Revocable Living Trust dated December 16, 2019, Julia M Payne Trustee, whose address is 2808 Broad Street, Newport Beach, CA 92663, County of Orange, City of Newport Beach, State of California (hereinafter known as the "Grantees(s)") for the sum of One Dollar (\$1.00) and release all the rights, title, interest, and claim in or to the following described real estate, situated in the County of Klamath, Oregon to-wit:

LEGAL DESCRIPTION is "KLAMATH FALLS FOREST ESTATES SYCON UNIT, Block - 11, Lot - 2 Por," Map Number is 3313-02700-03800, consisting of 8.33 acres situated at Yellow Pine Road, Klamath Falls Forest Estate, Klamath Falls, Klamath County, Oregon.

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."

Arnold K Payne By

Grantor's Signature

ARNOLD K PAYNE

Grantor's Name

2808 Broad Street
Newport Beach, CA 92663

Julia M Payne POA

Grantor's Signature

JULIA M PAYNE

Grantor's Name

2808 Broad Street
Newport Beach, CA 92663

STATE OF CALIFORNIA
COUNTY OF ORANGE

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Arnold K Payne and Julia M Payne, whose names are signed to the foregoing instrument, and who are 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 11 day of March, 2020.

see attached document

Notary Public

My Commission Expires: _____

All-purpose Acknowledgment California only

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

ORANGE

On 03/11/2020 before me, ALAN F. BIGDELOU, NOTARY PUBLIC (here insert name and title of the officer),

personally appeared

JULIA MAE PAYNE

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

Description of Attached Document

Type or Title of Document

OREGON QUIT CLAIM DEED

Document Date

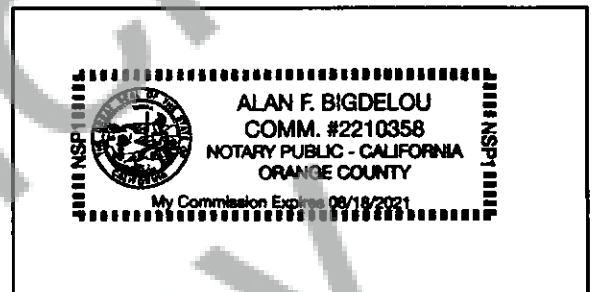
3/11/2020

Number of Pages

2

Signer(s) Other Than Named Above

N/A



Notary Seal

