

2020-010564

Klamath County, Oregon



00264344202000105640030030

08/24/2020 03:11:12 PM

Fee: \$92.00

Until a change is requested, all  
tax statements shall be sent to:

Brian Winner  
34 Blue Skies Lane  
Cathlamet, WA 98612

After recording return to:

Three Rivers Law Center  
841a 12th Avenue  
Longview, Washington 98632

### **STATUTORY QUITCLAIM DEED**

THE GRANTOR, Brian W. Winner, releases and quitclaims to the GRANTEE, Brian W. Winner, Trustee of the Brian W. Winner Living Trust dated August 6, 2020 and any amendments thereto, all right, title, and interest in and to the following described real property in KLAMATH County, Oregon::

**See Exhibit A, attached.**

The true and actual consideration for this conveyance represents a distribution from grantor to grantee for estate planning purposes, and the true and actual consideration stated in terms of dollars is none.

**BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSONS RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 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 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 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.**

Dated: August 6, 2020

SIGNED: \_\_\_\_\_

Brian Winner, Grantor

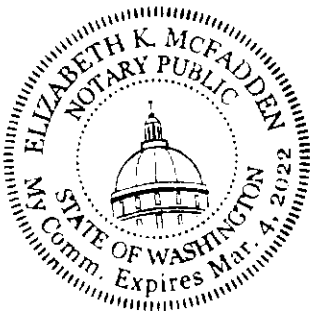
STATE OF WASHINGTON \_\_\_\_\_

ss.

COUNTY OF COWLITZ

I certify that I know or have satisfactory evidence that Brian W. Winner is the person who appeared before me, and acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: August 6, 2020



\_\_\_\_\_  
By: Elizabeth K. McFadden

Notary Public in and for the State of Washington

Residing at Longview

My appointment expires: March 4, 2022

## **EXHIBIT A**

A parcel of land situated in Section 1, Township 24 South, Range 6 East, Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at an iron pipe which is North 1,329.52 feet and East 2,003.20 feet from the Southwest corner of said Section 1; thence North 88°16' East, a distance of 75 feet to an iron pipe; thence North 01°44' West to the centerline of Crescent Creek; thence Southwesterly along the centerline of Crescent Creek to a point that is North 01°44' West of the point of beginning.

The above bearings are based on the centerline of the Crescent Lake Road as constructed and being South 61°12' West at Station 65 as shown on Map B-51 filed in the office of the Klamath County Engineer. The above described parcel of land is subject to an easement along the Southerly thirty feet thereof to provide ingress and egress to other properties in the area and an easement is hereby granted along the Southerly thirty feet of that point of the N1/2 SW1/4 of said Section 1 lying East of the County Road to provide ingress and egress to the above described parcel of land.

Account #R144579 and Map: R-2406-001CA-02100-000; Account #R144588 and Map R-2406-001CA-02200-000.

Parcel No. R144579; R144588