

2020-010649

Klamath County, Oregon

Grantor Name and Address:

John P. Barton & Claudia F. Barton, Trustees
1422 Vue du Bay Ct,
San Diego, CA 92019



00264445202000106490030037

08/25/2020 12:11:44 PM

Fee: \$92.00

Grantee Name and Address:

John P. Barton & Claudia F. Barton, Trustees
1422 Vue du Bay Ct,
San Diego, CA 92019

**RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:**

KR HESS LAW, PC
6540 Lusk Blvd., Suite C176
San Diego, CA 92121

MAIL TAX STATEMENTS TO:

John P. Barton & Claudia F. Barton TTEEs
1422 Vue Du Bay Ct.
San Diego, CA 92109

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

John P. Barton and Claudia F. Barton Trustees, under the Barton Declaration of Trust dated March 21, 1980 whose address is 1442 Vue du Bay, San Diego, CA 92019, (referred to herein as "Grantors"), hereby convey and warrant to John P. Barton and Claudia F. Barton Trustees, or any successors in trust, under the Barton Properties Charitable Remainder Trust dated June 2, 2020, whose address is 1442 Vue du Bay, San Diego, CA 92019 (referred to herein as "Grantees"), all of Grantors' interest in and to the following described real property located in Klamath County, Oregon, free of liens and encumbrances except as specifically set forth herein:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

EXCEPTIONS of record on file with the County of Klamath,
Oregon.

The true consideration for this conveyance is: NONE

Dated: Aug 20, 2020

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

EXHIBIT A

Legal Description

The following described real property situated in Klamath County, Oregon:

Parcel 1: Lots 13 and 14 in Block 19 of Second Addition to the City of Klamath Falls.

Lots 19, 20, 21 and 22 in Block 22 of Second Addition to the City of Klamath Falls.

Lot 3 in Block 67, Lakeview Addition to the City of Klamath Falls.

Lots 1, 2, 3, 4, 5, 6, & 7 in Block 107 of Buena Vista Addition to the city of Klamath Falls, Oregon, EXCEPTING THEREFROM that portion deeded to the State of Oregon, by and through its State Highway Commission in Deed Volume 281 page 320, Deed records of Klamath county, Oregon.

All according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Parcel 3: SE1/4 SE114 Section 4 Township 41 South, Range 10 East of the Willamette Meridian.

The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance; has been engaged solely for the purpose of preparing this instrument; has prepared the instrument only from information given to preparer by the parties and/or their representatives; has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated; has not verified the legal existence or authority of any party or person executing the document; has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance; and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom. The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.

Dated: Aug 20, 2020

John P. Barton, TRUSTEE
John P. Barton, Trustee
Grantor - Transferor

C. Barton
Claudia P. Barton, Trustee
Grantor - Transferor

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)
) S.S.
COUNTY OF SAN DIEGO)

On Aug 20, 2020, before me, Brenda Arriaga, a Notary Public, personally appeared John P. Barton and Claudia F. Barton, 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

Brenda Arriaga

(Seal)

