

Law office of Melinda Brown
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2020-010786

Klamath County, Oregon



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08/27/2020 03:48:39 PM

Fee: \$87.00

After recording, please send to:

Benjamin J. Hartz
2307 James Martin Ct.
Klamath Falls, OR 97601

* Please also send tax statements to above address.

Quitclaim Deed

This Quitclaim Deed, executed this 10th day of August, 2020.

By Grantor, **Benjamin J. Hartz**, who took title as, **Benjamin J. Hartz**, To Grantee, **Benjamin J. Hartz**, as **Trustee of the Hartz Revocable Living Trust**.

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 parcels of land, and improvements and appurtenances thereto in the County of Klamath, 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:

Benjamin J. Hartz

State of Oregon)
County of Klamath)

The above-mentioned person, **Benjamin J. Hartz**, appeared before me and acknowledged that he executed the above instrument. Affirmed before me on August 10, 2020.



Notary Public for Oregon
My Commission Expires: 3/22/21

"Exhibit A"

Vacant – Residential Land, Klamath Falls, OR

Lot 2, Block 4 of LATAKOMIE SHORES SUBDIVISION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No. 3507-007CD-1200-000

Key No: 231421

Vacant – Residential Land, Klamath Falls, OR

Lot 17, Block 7, LATAKOMIE SHORES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Key No: 231715

2307 James Martin Court, Klamath Falls, Oregon

Lot 3 OLD FORT ESTATES, TRACT 1327, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.