

2020-011168

Klamath County, Oregon



00265021202000111680030036

RECORDING REQUESTED BY, AND  
WHEN RECORDED, RETURN TO:

09/03/2020 01:48:03 PM

Fee: \$92.00

Jack Wilson  
2017 Suzanna St  
Medford, Oregon 97504

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**STATUTORY QUITCLAIM DEED**

Jack Wilson, Successor Trustee of the Karen Wilson Revocable Living Trust dated 04/06/2016 ("Grantor"), releases and quitclaims to Jack Wilson, as to an undivided fifty percent (50%) interest, and to Jonathan Wilson, as to an undivided fifty percent (50%) interest, as tenants in common (collectively, "Grantee"), all right, title and in and to the following real property located in Klamath County, State of Oregon, more particularly described on the attached and incorporated Exhibit A hereto.

The true and actual consideration paid for this conveyance is \$0.00\*

\*Pursuant to the administration and distribution provisions of the Karen Wilson Revocable Living Trust dated 04/06/2016.

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.

*[The remainder of this page is left intentionally blank.]*

IN WITNESS WHEREOF, the Grantor has executed this Deed effective as of this     
day of August 3, 2020.

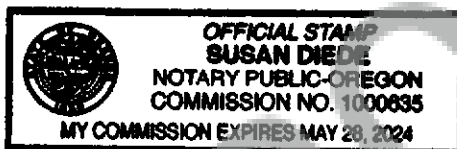
GRANTOR:

**Karen Wilson Revocable Living Trust  
dated 04/06/2016**

By: [Signature]  
Jack Wilson, Successor Trustee

STATE OF OREGON                    )  
County of Deschutes        ) ss.

I certify that I know or have satisfactory evidence that Jack Wilson is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the Successor Trustee of the Karen Wilson Revocable Living Trust dated 04/06/2016, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument. Given under my hand and official seal this 3rd day of August, 2020.



Susan Driede  
Notary Public in and for the State of Oregon  
Residing at Deschutes County, Oregon  
My Commission Expires: 05/26/24

EXHIBIT "A"

Parcel 1

Beginning at an iron pin on the Easterly right of way line of the Dalles-California Highway which lies South 19°24' East a distance of 359.2 feet from the Southwest corner of Block 8 of Chemult, Oregon, and running thence; continuing South 19°24' East along the Easterly right of way line of the Dalles-California Highway a distance of 145 feet to an iron pin; thence North 70°36' East a distance of 321.8 feet to an iron pin on the Westerly right of way line of the Southern Pacific Railroad; thence North 20°54' West along the Westerly right of way line of the Southern Pacific Railroad a distance of 145 feet, more or less, to an iron pin; thence South 70°36' West a distance of 318.0 feet, more or less, to the point of beginning, said tract containing 1.06 acres, more or less, in the SW 1/4 of Section 21, Township 27 South, Range 8 East of the Willamette Meridian, in Klamath County, Oregon.

SAVING AND EXCEPTING the following parcel of land: Beginning at the Southwest corner of the above described tract, running thence North 70°36' East a distance of 100 feet; thence North 19°24' West, parallel with the Easterly line of the Dalles-California Highway a distance of 16.5 feet; thence South 70°36' West 100 feet to the Easterly line of said Highway; thence South 19°24' East 16.5 feet to the point of beginning, all in Klamath County, Oregon.

Parcel 2

Beginning at an iron pin on the Easterly right of way line of the Dalles-California Highway, which lies South 19° 24' East, a distance of 159.2 feet from the Southwest corner of Block 8 of CHEMULT, OREGON, running

thence South 19° 24' East along the Easterly right of way line of the Dalles-California Highway, a distance of 200 feet to an iron pin; thence North 70° 36' East a distance of 318 feet to an iron pin on the Westerly right of way line of the S.P.R.R.; thence North 20° 54' West along the Westerly right of way line of the S.P.R.R. a distance of 200 feet to an iron pin; thence South 70° 36' West a distance of 312.8 feet, more or less, to the point of beginning, in Section 21, Township 27 South, Range 8 East of the Willamette Meridian.