

2020-012255

Klamath County, Oregon

09/25/2020 11:14:00 AM

Fee: \$87.00

After Recording, Return To:

NW Estate Law, LLC
12670 NW Barnes Road, Ste. 101/102
Portland, OR 97229

Mail Tax Statements To:

No change

QUITCLAIM DEED

(ORS §93.110)

(ORS §93.110)

KENNETH L. WATKINS AND NANCY M. WATKINS, husband and wife hereby release and quitclaim to KENNETH L. WATKINS and NANCY M. WATKINS, as co-Trustees of THE WATKINS FAMILY REVOCABLE TRUST, U/A dated September 23, 2020, the GRANTEE, THE FOLLOWING described real property located in the County of Klamath, State of **Oregon**:

Lot 22 in Block 20 of TRACT 1002, LaWANDA HILLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The true consideration for this conveyance is \$0 ("None").

The then-acting Trustee has the power and authority to encumber or otherwise to manage and dispose of the hereinabove described real property; including, but not limited to, the power to convey.

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

