

2020-013976

Klamath County, Oregon



10/28/2020 03:39:53 PM

Fee: \$87.00

After recording, please send to:

Victor M. Espinosa and Catrina A. Espinosa
3255 Otter Pl.
Cool, CA 95614

* Please also send tax statements
to above address.

SITUS: 37368 Modoc Point Rd., Chiloquin, OR

Quitclaim Deed

This Quitclaim Deed, executed this 26 day of October, 2020.

By Grantors, **Victor M. Espinosa and Catrina A. Espinosa**, who took title as **Victor M. Espinosa and Catrina A. Espinosa**, To Grantees, **Victor M. Espinosa and Catrina A. Espinosa, as Trustees of The Espinosa Family Trust**.

WITNESSETH, that the said Grantors do hereby remise, release, and quitclaim unto said Grantees forever, all the right, title, interest, and claim which the said Grantors have in and to the following described parcel 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 LASUITS 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 Grantors have signed and sealed these presents the day and year first above written. Signed, sealed, and delivered in the presence of:

Victor M. Espinosa

Catrina A. Espinosa

State of Oregon)
County of Klamath)

The above-mentioned persons, **Victor M. Espinosa and Catrina A. Espinosa**, appeared before me and acknowledged that they executed the above instrument. Affirmed before me on October 26, 2020.



Notary Public

My Commission Expires: 3/22/21

Exhibit A

PARCEL 1:

A tract of land situated in Lot 16, Section 6, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, and more particularly described as follows:

Beginning at an iron pin located on the East bank of Agency Lake, said point also being West a distance of 985.2 feet and North 0° 14' East a distance of 160.0 feet from the Southeast corner of Lot 16; thence East 328.2 feet; thence South 0° 14' West 80.0 feet; thence West 315.0 feet; thence Northerly to the point of beginning.

PARCEL 2:

The South half of a tract of land situated in Lot 16, Section 6, Township 35 South, Range 7 East of the Willamette Meridian, and more particularly described as follows:

Beginning at an iron pin located on the East bank of Agency Lake, said point also being West a distance of 988.9 feet and North 0° 14' East a distance of 240.0 feet from the Southeast corner of Lot 16; thence East 331.9 feet; thence South 0° 14' West 80.0 feet; thence West 328.2 feet; thence Northerly to the point of beginning.