

Law office of
Melinda Brown
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2020-016656
Klamath County, Oregon



12/21/2020 03:43:33 PM

Fee: \$87.00

After recording, please send to:

Jack A. Simensen
16390 Keno Worden Rd.
Klamath Falls, OR 97603

* Please also send tax statements to above address.

SITUS: 16390 Keno Worden Rd, Klamath Falls, Oregon

Quitclaim Deed

This Quitclaim Deed, executed this 14th day of December, 2020.

By Grantor, **Jack A. Simensen, who took title as Jack Simensen**, To Grantee, **Jack A. Simensen, as Trustee of the Simensen 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 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 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:

Jack A. Simensen

State of Oregon)
County of Klamath)

The above-mentioned person, **Jack A. Simensen**, appeared before me and acknowledged that he executed the above instrument. Affirmed before me on December 14, 2020.



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

EXHIBIT "A"
LEGAL DESCRIPTION

A portion of the N1/2 SW1/4 NW1/4 of Section 21, Township 40 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon, being more particularly described as follows:

Beginning at the West quarter corner of said Section 21; thence North 00° 33' 00" West 665.60 feet to an iron rod on the West line of Section 21 being the true point of beginning; thence continuing North 00° 33' 00" West 354.60 feet to an iron rod; thence South 89° 52' 44" East 754.33 feet to an iron rod on the West line of the Keno-Worden County Road; thence south 31° 09' 51" East along the West line of said road a distance of 414.91 feet to an iron rod; thence North 89° 52' 44" West 965.64 feet to the true point of beginning.