

Returned at Counter

2021-006676

Klamath County, Oregon

After recording, please send to:  
Craig A. Bass and Elizabeth M. Bass  
425 Mt. Whitney Street  
Klamath Falls, OR 97601



04/28/2021 03:48:46 PM

Fee: \$82.00

\* Please also send tax statements  
to above address.

**SITUS:** 3125 Delaware Ave., Klamath Falls, OR

### Quitclaim Deed

This Quitclaim Deed, executed this 27th day of April, 2021.

By Grantors, **Craig A. Bass and Elizabeth M. Bass**, who took title as **Craig A. Bass and Elizabeth M. Bass**, To Grantees, **Craig A. Bass and Elizabeth M. Bass, as Trustees of Bass Revocable Living 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:

Lot 17 in Block 3 of First Addition to Altamont Acres, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Less and except that portion deeded to Klamath County for road purposes, recorded October 18, 1963 in Volume 348 Page 571, Deed records of Klamath County, Oregon.

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.

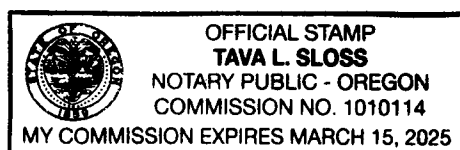
**IN WITNESS WHEREOF**, That said Grantors have signed and sealed these presents the day and year first above written. Signed, sealed, and delivered in the presence of:

\_\_\_\_\_  
Craig A. Bass

\_\_\_\_\_  
Elizabeth M. Bass

State of Oregon                                 )  
County of Klamath                            )

The above-mentioned persons, **Craig A. Bass and Elizabeth M. Bass**, appeared before me and acknowledged that they executed the above instrument. Affirmed before me on April 27, 2021.



Notary Public  
My Commission Expires: 3/15/25