

**2021-006998**

**Klamath County, Oregon**

**05/05/2021 08:26:00 AM**

**Fee: \$102.00**

**Prepared By:**

Colorado Real Estate Documents

**After Recording Return To:**

Floyd William Brady, Trustee

560 Hidden Valley

Soquel, California 95073

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SPACE ABOVE THIS LINE FOR RECORDER'S USE

**QUITCLAIM DEED**

On April 30, 2021 THE GRANTOR,

- Floyd William Brady, an Unmarried Man, residing at 560 Hidden Valley, Soquel, Santa Cruz County, California 95073

for and in consideration of: One Dollar (\$1.00) and/or other good and valuable consideration conveys, releases and quitclaims to the GRANTEE(S):

- Floyd William Brady, Trustee of The Floyd William Brady Living Trust, dated March 30, 2021, residing at 560 Hidden Valley, Soquel, Santa Cruz County, California 95073

the following described real estate, situated in Klamath Falls, in the County of Klamath, State of Oregon

Legal Description: See attached *Exhibits A (Property 1) and B (Property 2)*

Account IDs: 308107 (Property 1: 27505 Rocky Point Road, Klamath Falls, Oregon 97601) and 875621 (Property 2: Lots 2 and 3, Block 6, Arrowhead Village, Klamath Falls, Oregon 97601)

Grantor does hereby convey, release and quitclaim all of the Grantor's rights, title, and interest in and to the above described property and premises to the Grantee(s), and to the Grantee(s) heirs and assigns forever, so that neither Grantor(s) nor Grantor's heirs, legal representatives or assigns shall have, claim or demand any right or title to the property, premises, or appurtenances, or any part thereof.

This conveyance transfers the Grantors interest into his revocable living trust

**Mail Tax Statements To:**

Floyd William Brady, Trustee

560 Hidden Valley

Soquel, California 95073

Account IDs: 308107 and 875621

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.

**[SIGNATURE PAGE FOLLOWS]**

Account IDs: 308107 and 875621

**Grantor Signatures:**

DATED: April 30 2021  
[Signature]  
Floyd William Brady

**NOTARY ACKNOWLEDGMENT**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

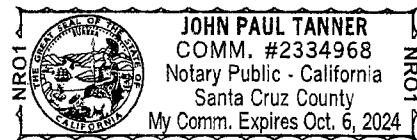
STATE OF CALIFORNIA  
COUNTY OF SANTA CRUZ

On April 30, 2021 before me, John Paul Tanner Notary Public, personally appeared Floyd William Brady, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is/are~~ subscribed to the within instrument and acknowledged to me that ~~he/she/they~~ executed the same in ~~his/her/their~~ authorized capacity(ies), and that by ~~his/her/their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

[Signature] (Notary Seal)  
Signature of Notary Public



## EXHIBIT A

Beginning at a point on the Westerly shore of Recreation Creek, said point being the Southeastern corner of that parcel heretofore conveyed to H. E. Sallick and recorded in Volume 150, page 289, Deed Records of Klamath County, Oregon, and said point being more particularly described as being situated from the Northwest corner of Section 2, Township 36 South, Range 6 East of the Willamette Meridian, South 24 degrees 03 1/2' West 581.5 feet and thence South 65 degrees 56 1/2' East 784.6 feet; thence from the point of beginning herein described North 65 degrees 56 1/2' West 182.1 feet to a point on the Easterly side of the Rocky Point Road (State Secondary Highway No. 421); thence along the Easterly side of said Rocky Point Road South 36 degrees 16' West 171.6 feet to a point; thence continuing along the Easterly side of Rocky Point Road South 34 degrees 20 1/2' West 130.6 feet to a point; thence continuing along the Easterly side of Rocky Point Road South 36 degrees 44 1/2' West 114.1 feet to a point; thence South 73 degrees 12 1/2' East 251.3 feet to a point on the Westerly shore of Recreation Creek; thence along the Westerly or right shore of Recreation Creek North 26 degrees 38' East 375.5 feet, more or less, to the point of beginning, being situated in Lot 4 of Section 2, Township 36 South, Range 6 East of the Willamette Meridian.

### EXCEPTING THEREFROM THE FOLLOWING:

Beginning at a point on the Westerly shore of Recreation Creek, said point being the Southeastern corner of that parcel heretofore conveyed to H. E. Sallick and recorded in Volume 150, page 289, Deed Records of Klamath County, Oregon, and said point being more particularly described as being situated from the Northwest corner of Section 2, Township 36 South, Range 6 East of the Willamette Meridian, South 24 degrees 03 1/2' West 581.5 feet; and thence South 65 degrees 56 1/2' East 784.6 feet; thence from the point of beginning herein described North 65 degrees 56 1/2' West 182.1 feet to a point on the Easterly side of the Rocky Point Road (State Secondary Highway No. 421); thence along the Easterly side of said Rocky Point Road South 36 degrees 16 1/2' West 90 feet to a point; thence South 65 degrees 56 1/2' East an estimated 204 feet, more or less to a point on the Westerly shore of Recreation Creek; thence along the Westerly or right shore of said Recreation Creek North 26 degrees 38 1/2' East 90 feet, more or less to the point of beginning, situated in Lot 4 of Section 2, Township 36 South, Range 6 East of the Willamette Meridian.

## **EXHIBIT B**

### **PARCEL 1**

Lots 1 and 2 in Block 6 of Arrowhead Village, according to the official plat thereof on file in the Office of the County Clerk of Klamath County, Oregon.

### **PARCEL 2**

The portion of the following described parcel lying between Lots 2 and 3 in Block 6 of Arrowhead Village, according to the official plat thereof on file in the Office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

A parcel of land situated in the NE1/4 NE1/4 of Section 3, Township 36 South, Range 6 East of the Willamette Meridian, Klamath County, Oregon, being the strip of land designated as power line right of way lying Westerly of the Westerly line of Lots 2 and 10, Easterly of the Easterly line of Lots 3 and 9, South of Nu-K-Sham Street and North of Rocky Point Road (Westside Road-State Highway 421) in Block 6 of Arrowhead Village, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon