

KEVIN BOZGOZ
Returned at Counter

After Recording, Return To:

Kathleen Marie Bozgoz, as Trustee
1111 Wiard Street
Klamath Falls, OR 97603

Mail Tax Statements To:

Kathleen Marie Bozgoz, as Trustee
1111 Wiard Street
Klamath Falls, OR 97603

2021-009310

Klamath County, Oregon



00281953202100093100020029

06/11/2021 02:57:19 PM

Fee: \$87.00

QUITCLAIM DEED

(ORS §93.110)

M KMB
KATHLEEN ~~MARIE~~ BOZGOZ, an unmarried woman, the GRANTOR, HEREBY RELEASES AND QUITCLAIMS TO KATHLEEN MARIE BOZGOZ, as Trustee of THE KATHLEEN BOZGOZ LIVING TRUST, U/A dated June 10, 2021, the GRANTEE,

and to Grantee's successors and assigns, all of THE FOLLOWING described real property located in the County of Klamath, State of **Oregon**:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

More commonly known as 1111 Wiard Street, Klamath Falls, OR.

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 DEFINED IN ORS 30.930 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, 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.

Dated this 10 day of June, 2021.

Kathleen Marie Bozgoz *her mark*

KATHLEEN MARIE BOZGOZ

Witnesses Signatures:

Dennis Gene Richardson
49673 Topaz
Quartzsite, AZ 85359

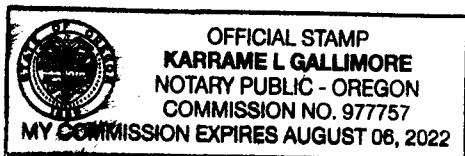
Patricia Michelle Richardson
49673 Topaz
Quartzsite, AZ 85359

STATE OF OREGON)

) ss.

COUNTY OF KLAMATH)

The foregoing instrument was acknowledged before me on this 10 day of June, 2021, by KATHLEEN MARIE BOZGOZ, who signed by way of mark in the presence of these witnesses and who produced an Oregon Driver's License as identification.



Karrame L Gallimore
NOTARY PUBLIC
My Commission Expires: 8-6-2022

Exhibit A

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF KLAMATH, STATE OF OREGON, AND IS DESCRIBED AS FOLLOWS:

THE SOUTH 85 FEET OF LOT 14 OF FAIR ACRES SUBDIVISION NO. 1, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 14; THENCE NORTH ALONG THE EAST LINE OF WIARD STREET, 85 FEET; THENCE EAST AT RIGHT ANGLES TO WIARD STREET, 313 FEET TO THE EAST LINE OF SAID LOT; THENCE SOUTH ALONG SAID EAST LINE, 85 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE WEST AT RIGHT ANGLES TO WIARD STREET, 313 FEET TO THE PLACE OF BEGINNING.

Parcel ID: R449697