

2021-011711

Klamath County, Oregon



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07/30/2021 02:32:43 PM

Fee: \$87.00

Returned at Counter

After recording, please send to:

Billie L. Caudel
3221 Delaware Ave.
Klamath Falls, OR 97603

* Please also send tax statements to above address.

SITUS: 3221 & 3213 Delaware Ave., Klamath Falls, OR

Quitclaim Deed

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

By Grantor, **Billie L. Caudel**, To Grantee, **Billie L. Caudel, as Trustee of the Caudel 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.

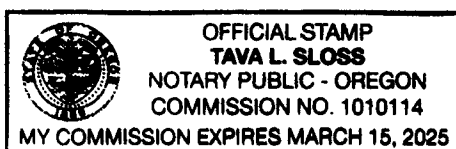
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSONS RIGHTS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use 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:


Billie L. Caudel

State of Oregon)
County of Klamath)

The above-mentioned person, **Billie L. Caudel**, appeared before me and acknowledged that she executed the above instrument. Affirmed before me on July 27, 2021.



Notary Public
My Commission Expires: 3/15/25

"Exhibit A"

3221 Delaware Ave., Klamath Falls, Oregon

The West one-half of Tract 20 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, excepting therefrom the South 5 feet thereof conveyed to Klamath County for road purposes by instrument recorded October 18, 1963 in Volume 348, page 571, Deed Records of Klamath County, Oregon.

3213 Delaware Ave., Klamath Falls, Oregon

The easterly 55.05' of Lot 19, Block 3 of FIRST ADDITION TO ALTAMONT ACRES, excepting that portion lying within the limits of Delaware Street.

Subject: Acreage and use limitations under provisions of the United States Statutes and regulations issued there-under; Contract and/or lien for irrigation and those apparent on the land; Rules, regulations, liens and assessments of South Suburban Sanitary District.