

2021-013605

Klamath County, Oregon



00286938202100136050030032

09/07/2021 03:40:30 PM

Fee: \$92.00

After Recording, Return To:

John Dean Ewing and Barbara Carolyn Ewing,
as co-Trustees
955 Elm Drive
Rodeo, CA 94572

Mail Tax Statements To:

John Dean Ewing and Barbara Carolyn Ewing,
as co-Trustees
955 Elm Drive
Rodeo, CA 94572

QUITCLAIM DEED

(ORS §93.110)

JOHN D. EWING and BARBARA C. EWING, AS TENANTS BY THE ENTIRETY, the GRANTORS,

Whose mailing address is 955 Elm Drive, Rodeo, CA 94572;

HEREBY RELEASE AND QUITCLAIM TO

JOHN DEAN EWING and BARBARA CAROLYN EWING, as co-Trustees of THE EWING FAMILY TRUST, dated August 19th, 2021, the GRANTEE,

Whose mailing address is 955 Elm Drive, Rodeo, CA 94572;

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 2318 California Avenue, 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 19th day of August, 2021.

John Dean Ewing
JOHN D. EWING

Barbara C. Ewing
BARBARA C. EWING

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 SOLANO

On August 19th, 2021, before me, Anna Labarga, a Notary Public, personally appeared JOHN D. EWING and BARBARA C. EWING, 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.

Anna Labarga
Notary Public Signature

Notary Public Seal

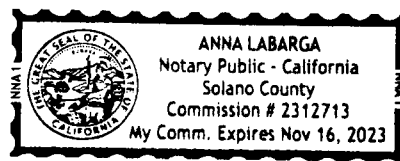


EXHIBIT A

LOT 9, BLOCK 41, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS,
ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE
COUNTY CLERK OF KLAMATH COUNTY, OREGON. EXCEPTING THEREFROM THE
NORTHWESTERLY 2 FEET THEREOF.

and more commonly known as 2318 California Avenue, Klamath Falls, OR 97601.

TAX PARCEL NUMBER: 3809-030BA-01100-000