

2021-015365

Klamath County, Oregon



00288939202100153650030036

10/12/2021 02:43:22 PM

Fee: \$92.00

**This Document Prepared by:**

Guideway Legal Document & Mediation Services  
2067 Mt. Diablo Boulevard  
Walnut Creek, CA 94596  
Alameda County LDA #88  
(925) 407-1010

**After Recording, Mail To:**

Susan Carroll-Schaaphok, Trustee  
P.O. Box 882  
Keno, OR 97627

**Mail Tax Statements To:**

Susan Carroll-Schaaphok, Trustee  
P.O. Box 882  
Keno, OR 97627

## QUITCLAIM DEED

SUSAN CARROLL-SCHAAPHOK, surviving spouse, the GRANTOR,

Whose mailing address is P.O. Box 882, Keno, OR 97627;

FOR A GOOD AND VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,  
do hereby convey and quitclaim to:

SUSAN CARROLL-SCHAAPHOK, Trustee of the PHILIP SCHAAPHOK & SUSAN  
CARROLL-SCHAAPHOK FAMILY TRUST, established in 1994, fully restated on December  
16, 2014, the GRANTEE,

Whose mailing address is P.O. Box 882, Keno, OR 97627;

and to Grantee's successors and assigns, all of Grantor's interest in and to the real property located  
in the County of Klamath, State of Oregon, legally described as:

*LOT 8 IN BLOCK 6 OF KLAMATH RIVER ACRES, ACCORDING TO THE OFFICIAL  
PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK, KLAMATH  
COUNTY, OREGON.*

SUBJECT TO restrictions, conditions, covenants, rights, rights of way, and easements that are  
now of record, if any.

TOGETHER WITH all the tenements, hereditaments and appurtenances thereto belonging or in  
anywise appertaining.

This is a conveyance to the Grantor's revocable trust for no consideration.

Date: 10/11/2021.

  
SUSAN CARROLL-SCHAAPHOK

STATE OF \_\_\_\_\_ )  
 ) ss.  
COUNTY OF \_\_\_\_\_ )

On \_\_\_\_\_, before me, the undersigned, a Notary Public in and for said State, personally appeared SUSAN CARROLL-SCHAAPHOK, known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that she executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Notary Public See Attached

*Alyssa Hernandez*  
10/1/21

\_\_\_\_\_  
NOTARY PUBLIC

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.

## 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 San Benito

On October 1, 2021 before me, Alyssa Hernandez, Notary Public  
(insert name and title of the officer)

personally appeared Susan Carroll - Schaaphok  
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

Alyssa Hernandez

(Seal)

