

2021-017894

Klamath County, Oregon

12/02/2021 01:26:01 PM

Fee: \$97.00

COVER PAGE FOR OREGON DEEDS

Grantor: Darlene Riddle Picazo, Trustee of the Riddle Family Trust dated December 26, 1990,
as to an undivided 75% interest

Grantor's Mailing Address: 6620 Angela Court, Gilroy, California 95020

Grantee: Darlene Riddle Picazo, Trustee of the Riddle Family Trust dated December 26, 1990,
Jeffrey Riddle Special Needs Trust created fbo Jeffrey Riddle

Grantees Mailing Address: 6620 Angela Court, Gilroy, California 95020

Type of Document to be Recorded: QUITCLAIM DEED

Consideration: The true consideration for this conveyance is: OTHER VALUE WAS THE WHOLE
CONSIDERATION

Prior Recorded Document Reference: Statutory Warranty Deed: Recorded September 3, 2020;
Doc. No. 2020-011178

Situs Address: 101 Nevada Street
Klamath Falls, Oregon 97601

Tax Account Number: 442177, Map No. 3809030AA04100; and
442186, Map No. 3809030AA04000

Until a change is requested, all Tax Statements shall be sent to the following address:

Darlene Riddle Picazo, Trustee
6620 Angela Court
Gilroy, CA 95020

After Recording Return To:
smart!DEEDS, LLC - 98317
1349 Galleria Drive, Suite 100
Henderson, NV 89014-8624

Prepared By:
Darlene Riddle Picazo, Trustee
6620 Angela Court
Gilroy, CA 95020

QUITCLAIM DEED

TITLE OF DOCUMENT

Darlene Riddle Picazo, Trustee of the Riddle Family Trust dated December 26, 1990, as to an undivided 75% interest, Grantor, releases and quitclaims to **Darlene Riddle Picazo, Trustee of the Riddle Family Trust dated December 26, 1990, Jeffrey Riddle Special Needs Trust created fbo Jeffrey Riddle**, Grantee, all right title and interest in and to the following described real property, situated in the County of **Klamath**, State of **Oregon**:

LOT 15, EXCEPT THE WESTERLY 13 FEET THEREOF AND ALL OF LOT 16 IN BLOCK 52, 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.

Tax Account No.: 442177, Map No. 3809030AA04100; and
442186, Map No. 3809030AA04000

Prior Recorded Document Reference: **Statutory Warranty Deed**: Recorded **September 3, 2020**;
Doc. No. **2020-011178**

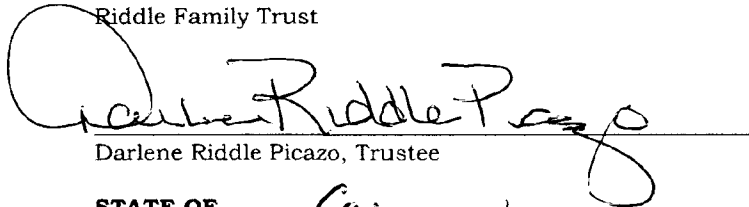
Subject To: 1. Taxes for the Current fiscal year, paid current
 2. Restrictions, Conditions, Covenants, Rights, Rights of Way and Easements
 now of Record, if any

The true consideration for this conveyance is: OTHER VALUE WAS THE WHOLE
CONSIDERATION

Dated this 27th day of August, 2021. If a corporate grantor, it has caused its name to be signed by order of its Board of Directors.

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.

Riddle Family Trust


Darlene Riddle Picazo, Trustee

STATE OF Ca
COUNTY OF Santa Clara ss



This instrument was acknowledged before me this 27 day of aug, 2021, by **Darlene Riddle Picazo, Trustee.**

NOTARY STAMP/SEAL

Before Me: 
NOTARY PUBLIC- STATE OF CA
My Commission Expires: May 28, 2022

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 Clara

On 08/27/2021 before me, J. Marie Quistian (Notary Public)
(Insert name and title of the officer)

personally appeared Darlene Riddle Picazo (Trustee), 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 J. Marie Quistian (Seal)

