

2022-001346

Klamath County, Oregon

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Fee: \$117.00

This Document Prepared by:
GOSTANIAN LAW GROUP, PC.
1201 Dove Street, Suite 475
Newport Beach, CA 92660
Tel.: 949-250-7800

**After Recording, Return and
Mail Tax Statements To:**
TERRY KAY SANDERS, as Trustee
2959 Country Club Drive
Costa Mesa, CA 92626

QUITCLAIM DEED

Rerecorded at the request of Klamath County Clerk Recorder to correct lost legal description previously recorded as Document No. 2021-016501 on November 1, 2021.

Property Address: 642 Pacific Terrace, Klamath Falls, OR
APN: OR306083

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TERRY KAY SANDERS, as Trustee
2959 Country Club Drive
Costa Mesa, CA 92626

QUITCLAIM DEED

(ORS §93.110)

TERRY SANDERS, a widow, the GRANTOR,

Whose mailing address is 2959 Country Club Drive, Costa Mesa, CA 92626;

HEREBY RELEASES AND QUITCLAIMS TO

TERRY KAY SANDERS, as Trustee of THE TERRY KAY SANDERS TRUST, U/A dated June 6, 2012,
the GRANTEE,

Whose mailing address is 2959 Country Club Drive, Costa Mesa, CA 92626;

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 642 Pacific Terrace, 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 22nd day of October 2021.


TERRY SANDERS

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 ORANGE

On October 22, 2021, before me, AMY L. GOSTANIAN, a Notary Public, personally appeared TERRY KAY SANDERS, 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.



Notary Public Signature

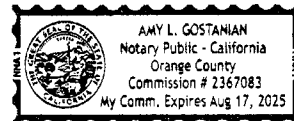


EXHIBIT 'A'
LEGAL DESCRIPTION

PARCEL 1:

The Northeasterly half of Lot 1, Block 39, HOT SPRINGS ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon, more particularly described as follows:

Beginning at the Northeasterly corner of Lot 1 in Block 39, HOT SPRINGS ADDITION to the City of Klamath Falls; thence in a Southwesterly direction along the South line of Earle Street a distance of 75 feet; thence at right angles to the last mentioned course and in a Southeasterly direction a distance of 50 feet to the line between Lots 1 and 2 of said Block 39 aforesaid; thence along said line between lots 1 and 2 in a Northeasterly direction 75 feet to the Southeasterly corner of said Lot 1 of said Block 39 aforesaid; thence in a Northwesterly direction along the Westerly line of Pacific Terrace 50 feet to the point of beginning.

PARCEL 2:

All that portion of Lot 2, Block 39, HOT SPRINGS ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon, more particularly described as follows:

Beginning at the most Northerly corner of said Lot 2; running thence in a Southwesterly direction along the line between Lots 1 and 2 of said block, 75 feet; thence in a Southeasterly direction parallel with the Northeasterly line of said lot, 33 feet 4 inches; thence in a Northeasterly direction parallel with the Northwesterly line of said lot, 75 feet to the Southerly line of Pacific Terrace; thence Northwesterly 33 feet 4 inches to the place of beginning.
