

2022-002262

Klamath County, Oregon

02/23/2022 08:08:01 AM

Fee: \$87.00

After Recording, Return To:

Ruth Juanita Moten, as Trustee
12415 Terra Bella Street
Pacoima, CA 91331

Mail Tax Statements To:

Ruth Juanita Moten, as Trustee
12415 Terra Bella Street
Pacoima, CA 91331

QUITCLAIM DEED

(ORS §93.110)

RUTH JUANITA MOTEN, a widow, TRUSTEE of THE ROBERT L. AND RUTH J. MOTEN LIVING TRUST DATED 9/30/1998, the GRANTOR,

Whose mailing address is 12415 Terra Bella Street, Pacoima, CA 91331;

HEREBY RELEASES AND QUITCLAIMS TO

RUTH JUANITA MOTEN, as Trustee of THE RUTH J. MOTEN LIVING TRUST, U/A dated December 6, 2021, the GRANTEE,

Whose mailing address is 12415 Terra Bella Street, Pacoima, CA 91331;

and to Grantee's successors and assigns, all of THE FOLLOWING described real property located in the County of Klamath, State of **Oregon**:

Lot 34 Block 18 Oregon Pines as same as shown on plat filed June 30, 1969, duly recorded in the Office of the County Recorder of said County

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 6th day of December, 2021.

Ruth Juanita Moten
RUTH JUANITA MOTEN, TRUSTEE OF
THE ROBERT L. AND RUTH J. MOTEN
LIVING TRUST DATED 9/30/1998

STATE OF CALIFORNIA)
) ss.
COUNTY OF LOS ANGELES)

The foregoing instrument was acknowledged before me on this December 6, 2021, by RUTH JUANITA MOTEN, TRUSTEE of THE ROBERT L. AND RUTH J. MOTEN LIVING TRUST DATED 9/30/1998.

Darryl J. Bureau
NOTARY PUBLIC

My commission expires: 4/13/2023

