

**2022-003423**

**Klamath County, Oregon**



00297231202200034230020025

**After Recording, Return To:**

Jeffrey C Van Dam and Karen L Van Dam, as co-Trustees

PO Box 2575

Lake Arrowhead, CA 92352

**Mail Tax Statements To:**

Jeffrey C Van Dam and Karen L Van Dam, as co-Trustees

PO Box 2575

Lake Arrowhead, CA 92352

03/21/2022 11:51:22 AM

Fee: \$87.00

## **QUITCLAIM DEED**

(ORS §93.110)

JEFFREY C VAN DAM, who also acquired title as JEFFREY VAN DAM, and KAREN LYNN VAN DAM, who also acquired title as KAREN VAN DAM, husband and wife, the GRANTORS,

Whose mailing address is PO Box 2575, Lake Arrowhead, CA 92352 ;

HEREBY RELEASE AND QUITCLAIM TO

JEFFREY C VAN DAM and KAREN L VAN DAM, as co-Trustees of THE VAN DAM REVOCABLE TRUST, U/A dated May 13, 2021, the GRANTEE,

Whose mailing address is PO Box 2575, Lake Arrowhead, CA 92352 ;

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

Lots 20 and 21 in Block 2, Tract 1034, Lakewoods Subdivision Unit no. 1, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon. Parcel No: 3805-005B0-03400-000 and 3805-005B0-03500

More commonly known as 7822 Skyview Cir, 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.

The purpose of this instrument is to correct and supplement the Quitclaim Deed recorded on August 30, 2021, as Instrument No. 2021-013255, and update the legal description, accounting for a joined lot.

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.

Signed on January 24<sup>th</sup>, 2022, in Twin Peaks California.

[Signature]  
JEFFREY C VAN DAM

[Signature]  
KAREN LYNN VAN DAM

STATE OF CALIFORNIA )  
COUNTY OF San Bernardino ) ss.

The foregoing instrument was acknowledged before me on this January 24<sup>th</sup>, 2022, by JEFFREY C VAN DAM and KAREN LYNN VAN DAM.

[Signature]  
NOTARY PUBLIC

My commission expires: Aug. 16, 2025

