

2022-004687

Klamath County, Oregon



00298625202200046870020026

04/13/2022 01:27:00 PM

Fee: \$87.00

**AFTER RECORDING, RETURN TO:**

JACK E. SHEPPARD, TRUSTEE  
1255 OVERLAND DRIVE  
KLAMATH FALLS, OR 97603

*Ⓢ*  
*TAXES*

## QUITCLAIM DEED

Jack Everett Sheppard, Grantor, hereby releases and quitclaims unto Jack Everett Sheppard, Trustee of the Sheppard Living Trust, dated April 12, 2022, and any amendments thereto (the "Grantee"), all of Grantor's right, title and interest in and to the following described real property:

LOT 3, BLOCK 2, TRACT 1083, CEDAR TRAILS, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon, bearing a municipal address of 1255 Overland Drive, Klamath Falls, Klamath County, Oregon (hereinafter, the "Property");

**TO HAVE AND TO HOLD** the Property unto Grantee and Grantee's heirs, successors and assigns forever.

The consideration for this conveyance and transfer is One Hundred and No/100 Dollars (\$100.00), plus other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged by Grantee.

The Property is expressly sold "AS IS," "WHERE IS," and "WITH ALL FAULTS" in its present condition. Grantor makes no warranties, guaranties, or representations of any kind as to the condition of the Property, either express or implied, statutory or otherwise, and without limiting the generality of the foregoing, it is agreed that Grantor makes no warranty that the Property is fit for any particular purpose or free from defects.

**BE ADVISED THAT THIS INSTRUMENT WILL 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 CITIZEN OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.**

**SIGNATURES:**

IN WITNESS WHEREOF, Grantor has executed this quitclaim deed on this 12<sup>th</sup> day of April 2022.

*Jack E Sheppard*  
*Jack E Sheppard*

Jack Everett Sheppard, Grantor

**GRANTOR NOTARIAL ACKNOWLEDGEMENT**

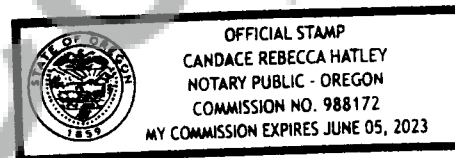
**STATE OF OREGON**

**COUNTY OF KLAMATH**

This Quitclaim Deed was acknowledged before me, the undersigned Notary Public in and for the County of Klamath, State of Oregon, on this 13<sup>th</sup> day of April 2022, by Jack Everett Sheppard, known to me (or proven on the basis of satisfactory evidence) to be the Grantor in the aforementioned Quitclaim Deed, who has acknowledged the said instrument to be his voluntary and lawful act and deed.

*Candace Hatley*

Notary Public  
State of Oregon  
County of Klamath



MY COMMISSION EXPIRES: 5/5/23