

2022-005332

Klamath County, Oregon



00299367202200053320030035

04/27/2022 09:40:31 AM

Fee: \$92.00

**RECORDING REQUESTED BY AND  
WHEN RECORDED MAIL THIS DEED TO:**

WILLIAM F. KRUSE, ESQ.  
LAGERLOF, LLP  
155 N. LAKE AVE., 11TH FLR  
PASADENA, CA 91101

**MAIL TAX STATEMENTS TO:**

RODNEY B. ALLRED and BARBARA A. ALLRED  
TRUSTEES  
ALLRED FAMILY TRUST  
4450 DENVER AVENUE  
KLAMATH FALLS, OR 97603

**QUITCLAIM DEED**

This conveyance transfers an interest  
into or out of a living trust, R&T 11930

**THE UNDERSIGNED GRANTORS DECLARE**

DOCUMENTARY TRANSFER TAX IS \$ NONE

☐ unincorporated area ☒ City of KLAMATH FALLS

☐ computed on full value of interest or property conveyed, or

☐ computed on full value less value of liens or encumbrances remaining at time

of sale, and

FOR NO VALUABLE CONSIDERATION

**RODNEY B. ALLRED and BARBARA A. ALLRED, husband and wife,**

hereby QUITCLAIM TO:

**RODNEY B. ALLRED and BARBARA A. ALLRED, Trustees of the ALLRED FAMILY  
TRUST under Declaration of Trust dated March 7, 2022, Schedule A Property**

the following described real property in the City of KLAMATH FALLS, County of KLAMATH,  
State of OREGON:

LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND MADE A  
PART HERETO

**Commonly known as: 4450 Denver Avenue, Klamath Falls, Oregon 97603**

Dated: 4 - 26, 2022

  
\_\_\_\_\_  
RODNEY B. ALLRED

  
\_\_\_\_\_  
BARBARA A. ALLRED

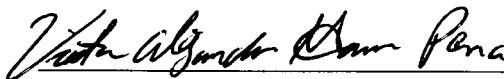
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

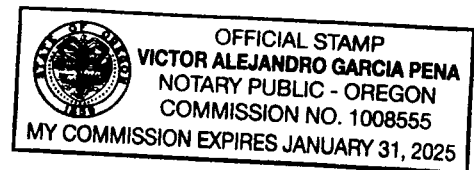
Oregon V.A.G.P.  
STATE OF ~~CALIFORNIA~~ )  
Klamath V.A.G.P. ) ss.  
COUNTY OF ~~RIVERSIDE~~ )

On April 26, 2022, before me, Victor Alejandro Garcia Pena,  
Notary Public, personally appeared **RODNEY B. ALLRED** and **BARBARA A. ALLRED**, 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



WARRANTY DEED  
EXHIBIT A

A parcel of land situated in the N1/2 SW1/4 NW1/4 of Section 11, Township 39 South, Range 9 East of the Willamette Meridian, particularly described as follows:

Beginning at a point marked with by an iron pin driven in the ground in the center line of a 60 foot roadway from which the section corner common to Sections 2, 3, 10 and 11, Twp. 39 S., R. 9, E.W.M. bears South 89° 44 ½' West along the center line of said roadway 946.9 feet to a point in the West boundary of said Section 11, and North 0°13 ½' West along the section line 1662.5 feet; from said point of beginning, run South 0° 07' East 331.80 feet to a point in the South boundary line of said N1/2 SW1/4 NW1/4 of said Section 11; thence North 89° 42' East along said boundary line 67.5 feet; thence North 0° 07' West 331.75 feet, more or less, to the center line of the above mentioned 60 foot roadway; thence South 89° 44 ½' West along the center line of said roadway 67.5 feet, more or less, to the place of beginning.

SUBJECT TO: Rules, regulations, liens and assessments of South Suburban Sanitary District; Reservations in deed recorded May 26, 1944, in vol. 165, page 339, Deed Records of Klamath County, Oregon.