2022-012116

Klamath County, Oregon

10/10/2022 10:52:02 AM

Fee: \$87.00

After recording, please send to:

Ada R. Turpen 4549 Southside Expressway Klamath Falls, OR 97603

* Please also send tax statements to above address.

SITUS: 4549 Southside Expressway, Klamath Falls, OR 97603

Quitclaim Deed

This Quitclaim Deed, executed this 7th day of October, 2022.

By Grantor, Ada R. Turpen, To Grantee, Ada R. Turpen, as Trustee of the Turpen Revocable Living Trust.

WITNESSETH, that the said Grantor does hereby remise, release, and quitclaim unto said Grantee forever, all the right, title, interest, and claim which the said Grantor has in and to the following described land, and improvements and appurtenances thereto in the County of Klamath, State of Oregon, To Wit:

EXHIBIT A.

The true actual consideration for this transfer is \$0.00. ORS 93.930.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSONS RIGHTS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195,300 to 195,336), 195,301 (Legislative findings) AND 195,305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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 (Definitions for ORS 92.010 to 92.192) OR 215.010 (Definitions), 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 (Definitions for ORS 30.930 to 30.947), AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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.

IN WITNESS WHEREOF, That said Grantor has signed and sealed these presents the day and year first above written. Signed, sealed, and delivered in the presence of:

Ada R. Turpen

State of Oregon County of Klamath

The above-mentioned person, *Ada R. Turpen*, appeared before me and acknowledged that she executed the above instrument. Affirmed before me on October 7, 2022.

OFFICIAL STAMP

KAYLA KAY SHA

NOTARY PUBLIC - OREGON

COMMISSION NO. 1021585

MY COMMISSION EXPIRES FEBRUARY 13, 2026

Notary Public for Oregon My Commission Expires:_

2/13/26

Exhibit A

Lot 3, ELMWOO PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, EXCEPTING THEREFROM that portion conveyed to the United States of America, recorded in Volume 99, page 481, Deed Records of Klamath County, Oregon. ALSO EXCEPTING THEREFROM that portion conveyed to Klamath County by deed recorded July 6, 1977 in Volume M77, page 11849, Microfilm Records of Klamath County, Oregon. RESERVING unto the Grantor their heirs successor and assigns an Easement over the East 7 feet of the said Lot 3 for ingress or egress to Lot 2 of said ELMWOOD PARK.