

2022-012265

Klamath County, Oregon



00307405202200122650050056

10/13/2022 12:12:19 PM

Fee: \$102.00

Prepared By:

Nelson T. Palmer

Tax Statements
After Recording Return To:
38120 Hwy 97 N
Chloquin, Oregon 97624

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

On October 13, 2022 THE GRANTOR(S),

- Nelson T. Palmer and Donna L. Palmer, a married couple

for and in consideration of: One Dollar (\$1.00) and/or other good and valuable consideration conveys, releases and quitclaims to the GRANTEE(S):

- The Nelson T. Palmer and Donna L. Palmer Irrevocable Living Trust, Nelson T. Palmer, Trustee, residing at 38120 Hwy 97 N, Chiloquin, Klamath County, Oregon 97624

the following described real estate, situated in Chiloquin, in the County of Klamath, State of Oregon

Legal Description: See attached *Exhibit A*

Grantor does hereby convey, release and quitclaim all of the Grantor's rights, title, and interest in and to the above described property and premises to the Grantee(s), and to the Grantee(s) heirs and assigns forever, so that neither Grantor(s) nor Grantor's heirs, legal representatives or assigns shall have, claim or demand any right or title to the property, premises, or appurtenances, or any part thereof.

A transfer among family members without exchange of money.

EXCEPTING AND RESERVING unto Grantor(s) a life estate interest in the above described real estate on the terms listed below.

TERMS OF LIFE ESTATE

Grantor shall retain the right to use, occupy and possess the real estate described herein for the remainder of the Grantor's life. Grantor shall have full power to use and dispose of the entire distributable income from said real property and shall be responsible for payment of real estate taxes thereon. The life tenant shall have the right to execute leases, geophysical exploration agreements, and perpetual easements and grants of right of way shall be binding upon the remainder estate. The life tenant shall receive all royalties, rents, leases, geophysical exploration, easement, and right of way payments paid on account of the land during his lifetime. Grantor may commit waste on the premises if he desires to do so.

Tax Parcel Number: _____

Mail Tax Statements To:
Nelson T. Palmer
38120 Hwy 97 N
Chloquin, Oregon 97624

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.

[SIGNATURE PAGE FOLLOWS]

Grantor Signatures:

DATED: October 13, 2022

Nelson T. Palmer

Nelson T. Palmer
38120 HWY 97 North
Chiloquin, Oregon
97624

DATED: October 13, 2022

Donna L. Palmer

Donna L. Palmer
38120 HWY 97 North
Chiloquin, Oregon
97624

STATE OF OREGON, COUNTY OF KLAMATH, ss:

This instrument was acknowledged before me on this 13 day of October,
2022 by Nelson T. Palmer and Donna L. Palmer.

Amanda Joe Sherrill
Notary Public

Notary Public
Title (and Rank)

My commission expires April 05, 2025

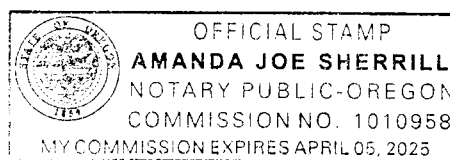


EXHIBIT A: LEGAL DESCRIPTION OF PROPERTY

33461 - KR

The North 364.84 feet of Government Lot 7 of Section 4, Township 35 South, Range 7, East of the Willamette Meridian, Klamath County, Oregon, lying West of Highway 97.

EXCEPTING THEREFROM that portion contained in Warranty Deed to the State of Oregon by and through its Department of Transportation, Highway Division, recorded May 8, 1990 in Volume M90, page 8701, Microfilm Records of Klamath County, Oregon.