

2022-012539

Klamath County, Oregon

10/20/2022 02:39:02 PM

Fee: \$87.00

After recording, please send to:

John Kalayjian

5535 Cottage Ave.

Klamath Falls, OR 97603

Please also send tax statements to above address.

SITUS: 5535 Cottage Ave., Klamath Falls, OR

### Quitclaim Deed

This Quitclaim Deed, executed this 20<sup>th</sup> day of October, 2022.

By Grantor, **John Kalayjian**, who took title as, **John Kalayjian**, To Grantee, **John Kalayjian, as Trustee of the John Kalayjian Revocable Living Trust**.

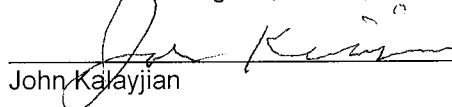
**WITNESSETH**, that the said Grantor does hereby remise, release, and quitclaim unto said Grantee forever, all the right, title, interest, and claim which the said Grantor has in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Klamath, State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

Exhibit A

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

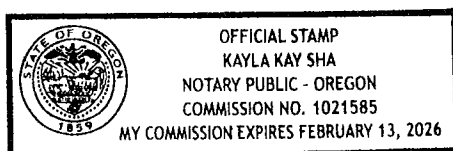
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSONS RIGHTS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use 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:

  
John Kalayjian

State of Oregon                                 )  
County of Klamath                             )

The above-mentioned person, **John Kalayjian**, appeared before me and acknowledged that he executed the above instrument. Affirmed before me on October 20, 2022.



  
Notary Public for Oregon  
My Commission Expires: 2/13/26

# EXHIBIT A

Tract 76, PLEASANT HOME TRACTS NO. 2.

Subject to: Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Enterprise Irrigation District; Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District; Terms and provisions as set forth in deed recorded December 2, 1964, in Deed Volume 358 at page 49; Easements and rights of way of record or apparent on the land, if any; real property taxes for fiscal year commencing July 1, 1973, which are now a lien but not yet payable; and to a Trust Deed for beneficiary, First National Bank of Oregon, dated Dec. 1, 1964, recorded Dec. 2, 1964, in Mortgage Vol. 227, page 443, which said Trust Deed grantees hereby expressly assume and agree to pay according to the tenor thereof as same becomes payable and the note accompanying it.