

2022-013119

Klamath County, Oregon

11/07/2022 02:43:02 PM

Fee: \$87.00

After recording, please send to:

James F. Snyder Sr. and Lois M. Snyder
5523 Balsam Drive
Klamath Falls, OR 97601

* Please also send tax statements to above address.

SITUS Address: 5523 Balsam Drive, Klamath Falls, OR

Quitclaim Deed

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

By Grantors, **James F. Snyder and Lois M. Snyder**, To Grantees, **James F. Snyder Sr. and Lois M. Snyder, as Trustees of Snyder Revocable Living Trust.**

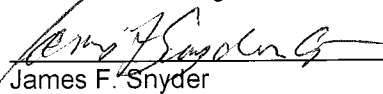
WITNESSETH, that the said Grantors do hereby remise, release, and quitclaim unto said Grantees forever, all the right, title, interest, and claim which the said Grantors have in and to the following described parcels of land, and improvements and appurtenances thereto in the County of Klamath, State of Oregon, To Wit:

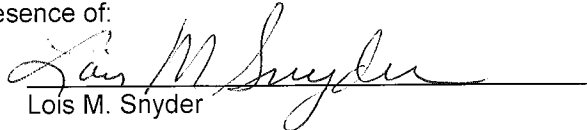
Exhibit A

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.

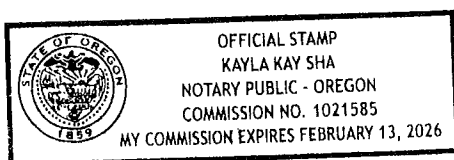
IN WITNESS WHEREOF, That said Grantors have signed and sealed these presents the day and year first above written. Signed, sealed, and delivered in the presence of:



James F. Snyder


Lois M. Snyder

State of Oregon)
County of Klamath)

The above-mentioned persons, **James F. Snyder and Lois M. Snyder**, appeared before me and acknowledged that they executed the above instrument. Affirmed before me on November 7, 2022.




Notary Public for Oregon

My Commission Expires: 2/13/26

EXHIBIT A

Beginning at a point on the East and West center section line of Section 12, Township 39 South Range 8 East of the Willamette Meridian, 330 feet west of the center of said Section 12; thence North and parallel to the west line of the SE $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 12 a distance of 660 feet; thence West and parallel to the South line of said SE $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 12 a distance of 165 feet; thence South and parallel to the west line of said SE $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 12 a distance of 660 feet; thence East on the East and West center line of said Section 12 a distance of 165 feet to the place of beginning, SAVING AND EXCEPTING a strip of land 30 feet in width along the East and West center line of said Section 12 to be used for road purposes.

SUBJECT To 1968-69 taxes; reservations and restrictions of record; easements and rights-of-way of record and those apparent on the land.