

2022-014563

Klamath County, Oregon

RECORDING COVER SHEET (Please print or type)

This cover sheet was prepared by the person presenting the instrument for recording. The information on this sheet is a reflection of the attached instrument and was added for the purpose of meeting first page recording requirements in the State of Oregon, and does NOT affect the instrument. ORS 205.234



00310093202200145630050053

12/27/2022 04:11:09 PM

Fee: \$102.00

This space reserved for use by
Recording Office

Returned at Counter

After recording return to:

ORS 205.234(1)(c)

James B. Grimes12049 Hwy 140 EKlamath Falls OR 97603**1. Title(s) of the transaction(s)**

ORS 205.234(1)(a)

Quitclaim deed**2. Direct party(ies) / grantor(s)**

Name(s)

ORS 205.234(1)(b)

Donna Abner**3. Indirect party(ies) / grantee(s)**

Name(s)

ORS 205.234(1)(b)

James B. & Karla K. Grimes trustees of James B. & Karla K.
Grimes Revocable Living Trust

4. True and actual consideration:

ORS 205.234(1) Amount in dollars or other

\$ Love & affection

Other: _____

5. Send tax statements to:

ORS 205.234(1)(e)

James B. Grimes12049 Hwy 140 EKlamath Falls OR 97603**6. Satisfaction of lien, order, or warrant:**

ORS 205.234(1)(f)

☐

FULL

☐

PARTIAL

7. The amount of the monetary obligation imposed by the lien, order, or warrant:

ORS 205.234(1)(f)

\$ _____

8. Previously recorded document reference:2017-000590**9. If this instrument is being re-recorded complete the following statement:**

ORS 205.244(2)

"Rerecorded at the request of Granteeto correct Grantee name to add Trusteespreviously recorded in book _____ and page _____, or as fee number 2017-000590."

BLK

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED

2017-000590

Klamath County, Oregon



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01/20/2017 10:29:42 AM

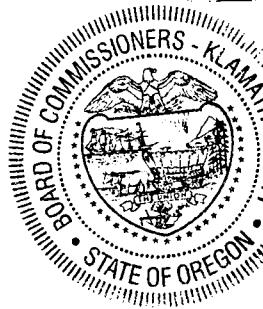
Fee: \$47.00

Donna Abner
 2437 Kane Street # 134
 Klamath Falls OR 97603
 Grantor's Name and Address

James & Karla Grimes Revocable Living Trust
 12049 Hwy 140 E
 Klamath Falls OR 97603
 Grantee's Name and Address

After recording, return to (Name and Address):
 James B. Grimes
 12049 Hwy 140 E
 Klamath Falls OR 97603

Until requested otherwise, send all tax statements to (Name and Address):
 James B. Grimes
 12049 Hwy 140 E
 Klamath Falls OR 97603



State of Oregon
 County of Klamath

hereby certify that instrument #2017-000590,
 recorded on 1/20/2017, consisting of 2 page(s),
 is a correct copy as it appears on record at the
 Klamath County Clerk's office.

Rochelle Long, Klamath County Clerk

Date: December 27th, 2022

Lisa Kessler
 Lisa Kessler

QUITCLAIM DEED

KNOW ALL BY THESE PRESENTS that Donna Abner

hereinafter called grantor, for the consideration hereinafter stated, does hereby remise, release and forever quitclaim unto
James & Karla Grimes Revocable Living Trust
 hereinafter called grantee, and unto grantee's heirs, successors and assigns, all of the grantor's right, title and interest in that certain
 real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in
Klamath County, State of Oregon, described as follows (legal description of property):

Parcel 1:

That portion of Section 15, Township 39 South, Range 10 E.W.M., beginning
 at a point on the Northeasterly right of way line of the Klamath Falls-Okma
 State Highway, which is North 638.7 feet and thence N 55°56' W., 147.5
 feet from the one-quarter corner common to Sections 15 and 22, Township
 39 South, Range 10 E.W.M., which point of beginning is the south westerly
 corner of property described in a deed recorded in Klamath County Deed Records,
 Volume 98, Page 566; thence N 11°24' E, as described in the above named deed,
 a distance of 618 feet, more or less, to the East line of the E 1/2 SW 1/4 of
 said Section 15, thence North, along the East line of the E 1/2 SW 1/4
 over to Reverse

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$6000.00 Section 1. However, the
 actual consideration consists of or includes other property or value given or promised which is ☐ part of the ☐ the whole (indicate
 which) consideration. (The sentence between the symbols Φ , if not applicable, should be deleted. See ORS 93.030.)

In construing this instrument, where the context so requires, the singular includes the plural, and all grammatical changes
 shall be made so that this instrument shall apply equally to businesses, other entities and to individuals.

IN WITNESS WHEREOF, grantor has executed this instrument on Oct 4, 2016; any
 signature on behalf of a business or other entity is made with the authority of that entity.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD
 INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 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 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETER-
 MINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND
 TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300,
 195.301 AND 195.305 TO 195.336 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.

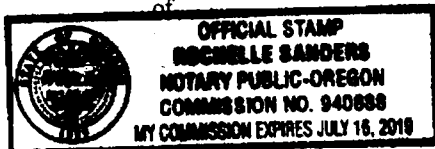
STATE OF OREGON, County of KlamathThis instrument was acknowledged before me on October 4, 2016 ss.by Donna Abner

This instrument was acknowledged before me on _____

by _____

as _____

of _____



Notary Public for Oregon

My commission expires July 16, 2019

and the East Line of the SE $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 15, a distance of 2632 feet, more or less, to the Northeast corner of the SE $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 15; thence West, along the North line of the SE $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 15, a distance of 1320 feet, more or less, to the Northwest corner of said SE $\frac{1}{4}$ NW $\frac{1}{4}$; thence South along the West line of the SE $\frac{1}{4}$ NW $\frac{1}{4}$ and the West line of the NE $\frac{1}{4}$ SW $\frac{1}{4}$, of said Section 15, a distance of 2480 feet, more or less, to the northeasterly right of way line of the Klamath Falls - Olene State Highway; thence S $55^{\circ} 56' E$, along said right of way line, a distance of 1415 feet, more or less, to the point of beginning; being the SE $\frac{1}{4}$ NW $\frac{1}{4}$ and portions of the E $\frac{1}{2}$ SW $\frac{1}{4}$ of Section 15, Township 39 South, Range 10 East of the Willamette Meridian. (86.9 acres)

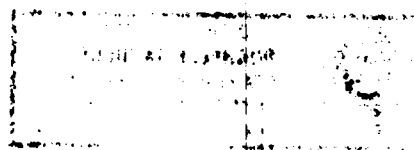
Tax Lot Number R-3910-01500-00900-000 052
Tax Account Number R596705

Parcel 2:

The southeast quarter of the Northwest quarter (SE $\frac{1}{4}$ NW $\frac{1}{4}$) and all of the East half of the Southwest quarter (E $\frac{1}{2}$ SW $\frac{1}{4}$) and of the Southwest quarter of the Southeast quarter (SW $\frac{1}{4}$ SE $\frac{1}{4}$) of Section 15, which lies North of the existing highway and also North of the right of way of the O.C. & E. Railway, in Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

Excepting from said SW $\frac{1}{4}$ SE $\frac{1}{4}$ that portion deeded to Herman F. Romtvedt by Warranty Deed recorded October 30, 1968, in Volume M68, Page 9729, records of Klamath County, Oregon, and also that portion deeded to Matt H. Obenchain and Ila M. Obenchain by Warranty Deed recorded August 17, 1965, in Volume M65, Page 964, records of Klamath County, Oregon

Tax Lot number - R-3910-01500-00400-000 162
Tax account number - R596787



BLK

NO PART OF ANY STEVENS-MESS FORM MAY BE REPRODUCED

2017-000590

Klamath County, Oregon



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01/20/2017 10:29:42 AM

Fee: \$47.00

Donna Abner

2437 Kane Street # 134

Klamath Falls OR 97603

Grantor's Name and Address

James & Karla Grimes Revocable Living Trust

12049 Hwy 140 E

Klamath Falls OR 97603

Grantee's Name and Address

After recording, return to (Name and Address):

James B. Grimes

12049 Hwy 140 E

Klamath Falls OR 97603

Until requested otherwise, send all tax statements to (Name and Address):

James B. Grimes

12049 Hwy 140 E

Klamath Falls OR 97603

SPACE RESERVED
FOR
RECORDER'S USE

QUITCLAIM DEED

KNOW ALL BY THESE PRESENTS that Donna Abner

hereinafter called grantor, for the consideration hereinafter stated, does hereby remise, release and forever quitclaim unto

James & Karla Grimes Revocable Living Trust

hereinafter called grantee, and unto grantee's heirs, successors and assigns, all of the grantor's right, title and interest in that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in

Klamath

County, State of Oregon, described as follows (legal description of property):

Parcel 1: James B. & Karla K. Grimes Trustees of James B. & Karla K. Grimes Revocable Living Trust

That portion of Section 15, Township 39 South, Range 10 E.W.M., beginning at a point on the Northeastly right of way line of the Klamath Falls-Okma State Highway, which is North 638.7 feet and thence N 55°56' W., 147.5 feet from the one-quarter corner common to Sections 15 and 22, Township 39 South, Range 10 E.W.M., which point of beginning is the south westerly corner of property described in a deed recorded in Klamath County Deed Records, Volume 98, Page 566; thence N 11°24' E, as described in the above named deed, a distance of 618 feet, more or less, to the East Line of the E 1/2 SW 1/4 of said Section 15, thence North, along the East Line of the E 1/2 SW 1/4

over to Reverse

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is Stated as \$0.00. However, the actual consideration consists of or includes other property or value given or promised which is ☐ part of the ☐ the whole (indicate which) consideration. (The sentence between the symbols Φ , if not applicable, should be deleted. See ORS 93.030.)

In construing this instrument, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this instrument shall apply equally to businesses, other entities and to individuals.

IN WITNESS WHEREOF, grantor has executed this instrument on Oct 4, 2016; any signature on behalf of a business or other entity is made with the authority of that entity.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 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 OR 215.010, 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, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 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.

STATE OF OREGON, County of Klamath

ss.

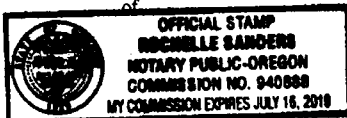
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This instrument was acknowledged before me on _____

by _____

as _____

of _____



Notary Public for Oregon

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Tax Lot Number R-3910-01500-00900-000 052
Tax Account Number R596705

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Tax Lot number - R-3910-01500-00400-000 162
Tax account number - R596787

