

2023-000095

Klamath County, Oregon

01/06/2023 08:25:01 AM

Fee: \$102.00

**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, ORS 205.234, and does NOT affect the instrument.

*THIS SPACE RESERVED FOR USE BY  
THE COUNTY RECORDING OFFICE*

**AFTER RECORDING RETURN TO:**

ServiceLink

1355 Cherrington Parkway

Moon Township, PA 15108

**1) TITLE(S) OF THE TRANSACTION(S) ORS 205.234(a)**

QUITCLAIM DEED

**2) DIRECT PARTY / GRANTOR(S) ORS 205.125(1)(b) and 205.160**

PATRICIA WINDSOR, TRUSTEE OF THE WINDSOR REVOCABLE LIVING TRUST

DATED NOVEMBER 4, 2009 AS AMENDED ON JUNE 16, 2015, WHO ACQUIRED TITLE

AS PATRICIA WINDSOR, TRUSTEE OF THE WINDSOR REVOCABLE LIVING TRUST

**3) INDIRECT PARTY / GRANTEE(S) ORS 205.125(1)(a) and 205.160**

PATRICIA WINDSOR, TRUSTEE OF THE WINDSOR REVOCABLE LIVING TRUST

DATED NOVEMBER 4, 2009 AS AMENDED ON JUNE 16, 2015

**4) TRUE AND ACTUAL CONSIDERATION**

ORS 93.030(5) – Amount in dollars or other

\$ 0.00

☐ Other

**5) SEND TAX STATEMENTS TO:**

PATRICIA WINDSOR

2964 SUMMERS LN

KLAMATH FALLS, OR 97603

**6) SATISFACTION of ORDER or WARRANT**

ORS 205.125(1)(e)

CHECK ONE:

☐

FULL

(If applicable)

☐

PARTIAL

**7) The amount of the monetary  
obligation imposed by the order  
or warrant. ORS 205.125(1)(c)**

\$

**8) If this instrument is being Re-Recorded, complete the following statement, in  
accordance with ORS 205.244: "RERECORDED AT THE REQUEST OF STEWART  
TITLE GUARANTY COMPANY TO CORRECT LEGAL  
DESCRIPTION**

PREVIOUSLY RECORDED IN BOOK \_\_\_\_\_ AND PAGE \_\_\_\_\_, OR AS FEE  
NUMBER 2019-014081."

2019-014081

Klamath County, Oregon

12/04/2019 02:12:01 PM

Fee: \$92.00

  
MTC 3/9/19 AM

Commitment Number: 25644411

After Recording Return To:  
ServiceLink  
1355 Cherrington Parkway  
Moon Township, PA 15108

Grantee(s) Tax-Mailing Address:  
2964 Summers Ln., Klamath Falls, OR 97603

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER  
3909-003DD-06300

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### QUITCLAIM DEED

Patricia Windsor, Trustee of the Windsor Revocable Living Trust dated November 4, 2009 as amended on June 16, 2015, who acquired title as Patricia Windsor, Trustee of the Windsor Revocable Living Trust, whose mailing address is 2964 Summers Ln., Klamath Falls, OR 97603, hereinafter grantor, for \$0.00 (Zero Dollars and Zero Cents) in consideration paid, grants and quitclaims to Patricia Windsor, Trustee of the Windsor Revocable Living Trust dated November 4, 2009 as amended on June 16, 2015, hereinafter grantee, whose tax mailing address is 2964 Summers Ln., Klamath Falls, OR 97603, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

~~A portion of the S1/2 S1/2 SE1/4 SE1/4 of Section 3, Township 39 South, Range 9 East of the Willamette, Klamath County, Oregon, described as follows:~~

~~Beginning at an iron pin on the Westerly right-of-way line of Summers Lane, said point being South 89°26' West a distance of 30.0 feet and North 1°14' West a distance of 255.0 feet from the Cased Monument marking the Southeast corner of said Section 3; thence South 89°26' West a distance of 120.0 feet to an iron pin; thence South 1°14' East a distance of 100.0 feet; thence North 89°26' East, a distance of 120.0 feet to the Westerly right-of-way line of Summers Lane; thence North 1°14' West along said right-of-way line, a distance of 100.0 feet to the point of beginning.~~

Property Address is: 2964 Summers Ln., Klamath Falls, OR 97603

Prior instrument reference: \_\_\_\_\_

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

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.

Executed by the undersigned on NOV. 7, 2019:

Patricia Windsor

Patricia Windsor, Trustee of the Windsor Revocable Living Trust dated November 4, 2009 as amended on June 16, 2015, who acquired title as Patricia Windsor, Trustee of the Windsor Revocable Living Trust

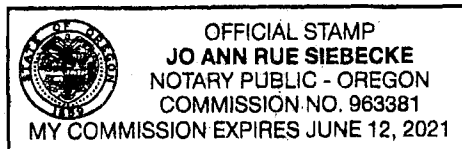
STATE OF OREGON  
COUNTY OF CLATSOP

The foregoing instrument was acknowledged before me on NOV. 7, 2019 by Patricia Windsor, Trustee of the Windsor Revocable Living Trust dated November 4, 2009 as amended on June 16, 2015, who acquired title as Patricia Windsor, Trustee of the Windsor Revocable Living Trust who is personally known to me or has produced DRIVER'S LIC as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

Jo Ann Rue Siebecke  
Notary Public

This instrument prepared by:

Jay A. Rosenberg, Esq., Member Oregon Bar, Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170.



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

A portion of the S1/2 S1/2 SE1/4 SE1/4 of Section 3, Township 39 South, Range 9 East of the Willamette, Klamath County, Oregon, described as follows:

Beginning at an iron pin on the Westerly right-of-way line of Summers Lane, said point being South 89°26' West a distance of 30.0 feet and North 1°14' West a distance of 255.0 feet from the Cased Monument marking the Southeast corner of said Section 3; thence South 89°26' West a distance of 120.0 feet to an iron pin; thence South 1°14' East a distance of 100.0 feet; thence North 89°26' East, a distance of 120.0 feet to the Westerly right-of-way line of Summers Lane; thence North 1°14' West along said right-of-way line, a distance of 100.0 feet to the point of beginning.

Also The rectangular Northerly 12 feet of the following described real property:

A tract of land in the S1/2 S1/2 SE1/4 SE1/4 of Section 3, township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows: Beginning at a point North 1°14' West 30 feet and South 89°26' West 30 feet from the Southeast corner of said Section 3; thence South 89°26' West 1250 feet to a point ; thence North 1°14' West 125 feet to a point; thence North 89°26' East 120 feet to a point; thence South 1°14' East 125 feet to the point of beginning.