

Oakes Law Offices PC

2023-001686

Klamath County, Oregon



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03/13/2023 01:32:33 PM

Fee: \$82.00

After Recording, Return To:

Maurice J. O'Keeffe and Mary E. O'Keeffe, as co-Trustees
P.O. Box 1533
Cottonwood, CA 96022

Mail Tax Statements To:

Mary E. O'Keeffe and Mary E. O'Keeffe, as co-Trustees
P.O. Box 1533
Cottonwood, CA 96022

QUITCLAIM DEED

(ORS §93.110)

MAURICE J. O'KEEFFE, the GRANTOR, HEREBY RELEASES AND QUITCLAIMS TO MAURICE J. O'KEEFFE and MARY E. O'KEEFFE, as co-Trustees of the MAURICE AND MARY O'KEEFFE FAMILY TRUST, U/A dated January 31, 2023, the GRANTEES, and to Grantee's successors and assigns, all of their interest in THE FOLLOWING described real property located in the County of Klamath, State of Oregon:

Lot 4 in Block 25 of MERRILL, Klamath County, Oregon; ~~Subject to Trust Deed dated August 1, 1972, recorded August 2, 1972, in Book M-72 at page 8535, Microfilm Records of Klamath County, to Transamerica Title Insurance Co., Trustee for Beneficiary First National Bank of Oregon; easements and rights of way of record or apparent on the land; and regulations, levies and assessments for irrigation or drainage purposes.~~

More commonly known as 102 Front Street, Merrill, OR.

The true consideration for this conveyance is \$0 ("None"), being for the purposes of estate planning.

The then-acting Trustee has the power and authority to encumber or otherwise to manage and dispose of the hereinabove described real property; including, but not limited to, the power to convey.

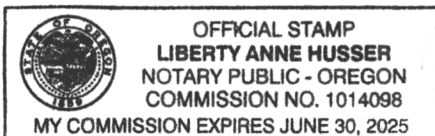
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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.

Dated this 9th day of March, 2023.

MAURICE J. O'KEEFFE

STATE OF OREGON)
) ss.
COUNTY OF KLAMATH)

The foregoing instrument was acknowledged before me on this 9th day of March, 2023, by MAURICE J. O'KEEFFE.



NOTARY PUBLIC
My Commission Expires: June 30, 2025