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Fee: \$87.00

Returned at Counter  
Michel Benjamins  
Jr.

**TRUSTEE'S QUITCLAIM DEED**

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**[CONVEYANCE OF TRUST PROPERTY TO BENEFICIARY]**

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**KNOW ALL MEN BY THESE PRESENTS**, That I, **Michel Benjamins, Jr.**, in his capacity of the surviving Trustee (hereinafter called grantor) of the Benjamins Family Trust (hereinafter the "Trust Agreement"), said trust agreement made and entered into in Klamath County, Oregon on September 3<sup>rd</sup>, 1993, by the Co-Trustors, Michel Benjamins, Sr. and Edith J. Benjamins, Husband and Wife, now deceased, grantor does hereby remise, release, and quitclaim unto **Michel Benjamins, Jr.**, in his individual capacity (the son of the co-trustors and in accordance with the terms and provisions of the Trust Agreement), hereinafter called grantee, and unto the 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-wise appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

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All that portion of Tract Number Thirty-one (31) of LANDIS PARK lying Northerly of the U.S.R.S. F-7 Lateral as now constructed, according to the official plat thereof now on file in the office of the Clerk of Klamath County, Oregon. Subject to easements, rights of way, and Way(s) of Necessity of record and those apparent on the land, including easement to Clinton Avenue. [For information only: Upon which is installed and separately taxed (Account No. M873283) a single wide, 14 foot by 66 foot (70 foot with tongue) 1992 Fleetwood Sandpointe Manufactured Home, Oregon License No. X215262, Serial No. ORFLM48A13199-SP, Model No. 2662B, to be or already has been separately conveyed to the Trust Beneficiary herein by transfer of manufactured-home Oregon title]. NOTICE: TAX STATEMENT to be sent to: Michel Benjamins, Jr. at 4015 Clinton Avenue, Unit B, Klamath Falls, Oregon 97603.

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The government and/or the public domain lawfully parted with title to the above-described real property under, or immediately after, a School Selection conveyance known as "School Selection No. 3" of the Roseburg District of 1872. Title now vests in the private sector of ownership in consequence of the 1872 School Selection conveyance hereinabove set forth.

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To have and to hold the same seized in fee simple unto the said grantee and grantee's heirs, successors and assigns forever. Actual monetary consideration paid for this remise, release, and quitclaim of the above-described real property is inapplicable because it is a conveyance of trust property to a trust beneficiary in accordance with the Trust Agreement.

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

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MANDATORY STATEMENT: ORS 93.040: "BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S 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."

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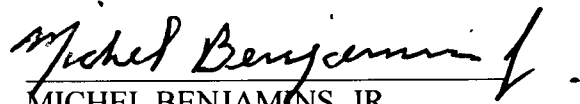
Special Statement of Grantor/Grantee: I have specially included the "Mandatory Statement" (ORS 93.040), as hereinabove set forth, to comply with Oregon Law that it be present on this instrument. I consider it to be a warning and notice statement. However, neither is its presence hereon nor my signature upon this instrument, in my capacity as surviving Trustee of the Benjamins Family Trust and as Grantor, (is not) to be construed as a waiver or agreement to give up any of my rights, of whatsoever nature and kind, as trustee (grantor) and as subsequent beneficiary in my individual capacity (grantee), including reserving the right to challenge and/or pursue the inapplicability of any law, statute, regulation, code or rule, at any time, nor be considered determinative of any application of the estoppel doctrine, thereby barring the assertion of various rights and/or on a legal position.

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In Witness Whereof, the grantor, Michel Benjamins, Jr., has executed this instrument and set his hand hereto on this 30<sup>th</sup> day of March, 2023.

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MICHEL BENJAMINS, JR.  
Grantor & Surviving Trustee  
4015 Clinton Avenue, Unit B  
Klamath Falls, Oregon 97603.

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State of Oregon, County of Klamath) ss.

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SUBSCRIBED AND SWORN, personally appeared Michel Benjamins, Jr. before me, a Notary Public for Oregon, and acknowledged the foregoing instrument to be his voluntary act and deed, on this 30<sup>th</sup> day of March, 2023.



NOTARY PUBLIC for Oregon

My Commission expires: JULY 08, 2023

Seal:

