

BLK NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.



2023-005713
Klamath County, Oregon



00317140202300057130020022

07/11/2023 11:25:41 AM

Fee: \$87.00

SPACE RESERVED
FOR
RECORDER'S USE

Returned at Counter

Grantor's Name and Address

Timothy Roy Harshbarger
Phyllis Marie Hinshaw
Timothy Harshbarger Revocable Living Trust

Grantee's Name and Address

After recording, return to (Name and Address):
Timothy Roy Harshbarger
P.O. Box 2035
La Pine, OR 97739

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

Timothy Harshbarger
Phyllis Hinshaw

QUITCLAIM DEED

KNOW ALL BY THESE PRESENTS that Timothy Harshbarger Revocable Living Trust, Timothy Harshbarger Trustee hereinafter called grantor, for the consideration hereinafter stated, does hereby remise, release and forever quitclaim unto Timothy Harshbarger, Phyllis Hinshaw, Timothy Harshbarger Revocable Living Trust hereinafter called grantee, and unto grantee's heirs, successors and assigns all of the grantor's right, title and interest in the certain real property, with the tenements, hereditaments and appurtenances thereunto in any way appertaining situated in Klamath County, State of Oregon, described as follows (legal description of property):

See Exhibit A

(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 \$ 120.00. 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 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 July 11, 2023; 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.

Timothy R. Harshbarger

STATE OF OREGON, County of Klamath ss.

This instrument was acknowledged before me on July 11, 2023 by Timothy Harshbarger, Trustee.

This instrument was acknowledged before me on

by
as
of



Lisa M. Kessler
Notary Public for Oregon

My commission expires October 17, 2026.

EXHIBIT "A"

of Klamath, State of Oregon, described as:

A tract of land located in the E1/2 SW1/4 of Section 3, Township 23 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly describes as follows: Beginning at a point 1056 feet North of the South quarter corner of Section 3, Township 23 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon; thence West 330 feet; thence North 132 feet; thence East 330 feet; thence South 132 feet to the point of beginning.

(ACT NO. 2310-003C0-01100-000, KEY NO. 135339 CODE NO. 247)

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