

2023-005791

Klamath County, Oregon

07/13/2023 08:34:02 AM

Fee: \$92.00

After Recording Return To:

eLegacy Law, PLLC
8596 N. Wayne Dr., Suite B
Hayden, ID 83835

Mail Tax Statements To:

Marshall J. and Judy M. Alexander, Trustees
1060 Lakeshore Rd.
Klamath Falls, OR 97601

QUIT CLAIM DEED

Marshall Alexander and Judy Alexander, as tenants by the entirety, Grantors, convey and release to Marshall J. Alexander and Judy M. Alexander, as Trustees of the Marshall J. and Judy M. Alexander Living Trust dated July 12, 2023, and any amendments thereto, Grantees, the following described real property free encumbrances, except as specifically set forth herein situate in Klamath County, OREGON, to wit:

SEE ATTACHED EXHIBIT A LEGAL DESCRIPTION

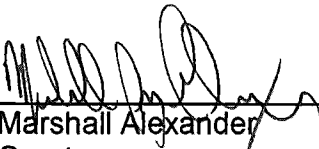
SUBJECT TO: Encumbrances, covenants, conditions, restrictions, easements, and exceptions, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The True consideration for this conveyance is estate-planning purposes.

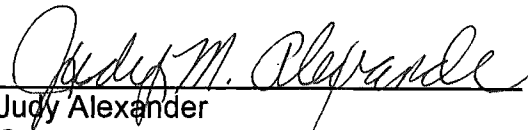
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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: July 12, 2023



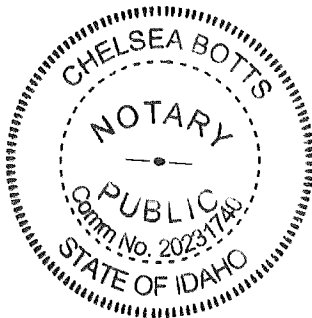
Marshall Alexander
Grantor

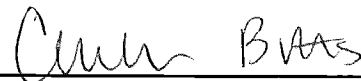


Judy Alexander
Grantor

STATE OF IDAHO)
) ss
COUNTY OF KOOTENAI)

On this July 12, 2023, before me, Chelsea Botts, the undersigned Notary, personally appeared, Marshall Alexander and Judy Alexander, proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument, and acknowledged that they executed the same.





Notary Public
My Commission Expires: 4/17/2029

EXHIBIT "A" LEGAL DESCRIPTION

All of Lot 60 and the Westerly portion of Lot 59 in LAKESHORE GARDENS, in the County of Klamath State of Oregon, more particularly described as follows:

Beginning at the Southwesterly corner of Lot 59 of LAKESHORE GARDENS; thence North 731.5 feet to the Northwesterly corner of said Lot 59; thence North 84°09' East along the Northerly line of said Lot 59, a distance of 120 feet; thence South parallel to the Westerly line of said Lot 59 to the Southerly line of said lot 59; thence Southwesterly along the Southerly line of said Lot 59 to the point of beginning.