

2023-005798

Klamath County, Oregon



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07/13/2023 09:41:15 AM

Fee: \$92.00

**After recording, return to:**

Brandsness & Rudd, P.C.  
411 Pine Street  
Klamath Falls, OR 97601

**Send tax statements to:**

David P. Thomson, Claiming  
Successor for the Estate of  
Walter David Thomson  
411 Pine Street  
Klamath Falls, OR 97601

**Grantor:**

James W. Thomson  
1615 Kensington Place  
Rohnert Park, CA 94928

**Grantee:**

David P. Thomson, Claiming  
Successor for the Estate of  
Walter David Thomson  
411 Pine Street  
Klamath Falls, OR 97601

**QUITCLAIM DEED**

James W. Thomson, Grantor, for the consideration hereinafter stated, does hereby remise, release and forever quitclaim unto to David P. Thomson, Claiming Successor for the Estate of Walter David Thomson, deceased, (Klamath County Circuit Court Case No. 22PB09341), Grantee, 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 way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

Lot 6, Block 125, KLAMATH FALLS FOREST ESTATES HIGHWAY 66  
Unit, Plat No. 4, as recorded in Klamath County, Oregon

To have and to hold the same unto Grantee and Grantee's heirs, successors and assigns forever.

The true and actual consideration for this transfer is \$0.00.

**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.

IN WITNESS WHEREOF, the grantor has executed this instrument on this 21 day of April. 2023.

  
James W. Thomson, Grantor

# ACKNOWLEDGEMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA )  
 ) ss.  
County of Sonoma )

On April 21, 2023, 2023, before me, Pamela Fender,  
Notary Public, personally appeared James W. Thomson, who proved to  
me on the basis of satisfactory evidence to be the person whose  
name is subscribed to the within instrument and acknowledged to me  
that he executed the same in his authorized capacity, and that by  
his signature on the instrument is the person or the entity upon  
behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the  
State of California that the foregoing paragraph is true and  
correct.

WITNESS my hand and official seal.

Pamela Fender  
Notary Public for California  
My Commission Expires: May 17, 2024

