

Oakes Law LLC
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2023-006256
Klamath County, Oregon



07/26/2023 11:45:21 AM Fee: \$82.00

After Recording, Return To:
LeRoy D. Ross and Terry A. Ross, as co-Trustees
5530 Benchwood Avenue
Klamath Falls, OR 97603

Mail Tax Statements To:
LeRoy D. Ross and Terry A. Ross, as co-Trustees
5530 Benchwood Avenue
Klamath Falls, OR 97603

QUITCLAIM DEED
(ORS §93.110)

LEROY D. ROSS and TERRY A. ROSS, husband and wife, the GRANTORS, HEREBY RELEASE AND QUITCLAIM TO LEROY D. ROSS and TERRY A. ROSS, as co-Trustees of THE ROSS LIVING TRUST, U/A dated July 19, 2023, the GRANTEE, and to Grantee's successors and assigns, all of THE FOLLOWING described real property located in the County of Klamath, State of **Oregon**:

Lot 10, Tract No. 1441, SKY RIDGE ESTATES, PHASE 1, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

More commonly known as 5530 Benchwood Avenue, Klamath Falls, OR.

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

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.

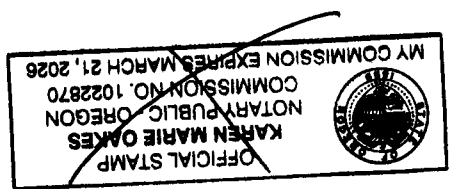
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2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

Signed on: July 19, 2023, Klamath County, Oregon.

LEROY D. ROSS TERRY A. ROSS

STATE OF OREGON)
) ss.
COUNTY OF KLAMATH)

The foregoing instrument was acknowledged before me on this July 19, 2023, by LEROY D. ROSS and TERRY A. ROSS.



Karen Marie Oakes
NOTARY PUBLIC
My Commission Expires:

