



2023-007236

Klamath County, Oregon

08/23/2023 11:32:01 AM

Fee: \$102.00

RECORDING COVER SHEET (Please Print or Type)

This cover sheet was prepared by the person presenting the instrument for recording. The information on this sheet is a reflection of the attached instrument and was added for the purpose of meeting first page recording requirements in the State of Oregon, ORS 205.234, and does NOT affect the instrument.

*THIS SPACE RESERVED FOR USE BY
THE COUNTY RECORDING OFFICE*

AFTER RECORDING RETURN TO:

Theodore M. Schneringer Revocable Living Trust

623 Prescott ST

Klamath Falls OR 97601

1) TITLE(S) OF THE TRANSACTION(S) ORS 205.234(a)

Quitclaim Deed

2) DIRECT PARTY / GRANTOR(S) ORS 205.125(1)(b) and 205.160

Klamath County

3) INDIRECT PARTY / GRANTEE(S) ORS 205.125(1)(a) and 205.160

Theodore M. Schneringer, Trustee of the Theodore M. Schneringer Revocable Living Trust

4) TRUE AND ACTUAL CONSIDERATION

ORS 93.030(5) – Amount in dollars or other

\$ 1,050.00

☐ Other**5) SEND TAX STATEMENTS TO:**

No change

6) SATISFACTION of ORDER or WARRANT

ORS 205.125(1)(e)

CHECK ONE: ☐ FULL(If applicable) ☐ PARTIAL**7) The amount of the monetary
obligation imposed by the order
or warrant. ORS 205.125(1)(c)**

\$

**8) If this instrument is being Re-Recorded, complete the following statement, in
accordance with ORS 205.244: "RERECORDED AT THE REQUEST OF Amerititle
TO CORRECT the Grantee**

PREVIOUSLY RECORDED IN BOOK 2017 AND PAGE 012192, OR AS FEE
NUMBER _____."

2017-012192

Klamath County, Oregon

Grantor's Name and Address: Klamath County 305 Main St, Rm 121 Klamath Falls, OR 97601
Grantee's Name and Address: Theodore M. Schneringer Revocable Living Trust 623 Prescott St. Klamath Falls, OR 97601
After recording, return to (Name, Address, Zip): Theodore M. Schneringer Revocable Living Trust 623 Prescott St. Klamath Falls, OR 97601
Until requested otherwise, send all tax statements to (Name, Address, Zip): Theodore M. Schneringer Revocable Living Trust 623 Prescott St. Klamath Falls, OR 97601



00212172201700121920010015

10/24/2017 11:11:09 AM

Fee: \$42.00

QUITCLAIM DEED

KNOW ALL BY THESE PRESENTS that Klamath County, a political subdivision of the State of Oregon hereinafter called grantor, for the consideration hereinafter stated, does hereby remise, release and forever quitclaim unto Theodore M. Schneringer Revocable Living Trust, hereinafter called grantee, and unto 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 way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

Description of real property: A portion of Lot 6, Block 27, FIRST ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows: Beginning at the most Southerly corner of Lot 6 in Block 27, of FIRST ADDITION to the City of Klamath Falls, Oregon, and running thence Northeasterly along Grant Street 53 feet; thence Northwesterly at right angles to Grant Street and along the lot lines of Lots 6 and 7 in said Block 27, 50 feet; thence Southwesterly and parallel with Grant Street 53 feet to the Easterly line of Second Street; thence Southeasterly along the Easterly line of Second Street to the point of beginning. APN: R410406 MapTaxLot: R-3809-032BA-16500-000

Subject to covenants, conditions, restrictions, easements, reservations, rights, rights of way and all matters appearing of record.

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 \$1,050.00.

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 corporations and to individuals.

IN WITNESS WHEREOF, the grantor has executed this instrument on 10/19/2017; if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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, and 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, and Sections 2 to 9 and 17, Chapter 855, Oregon Laws 2009, and Sections 2 to 7, Chapter 8, Oregon Laws 2010.

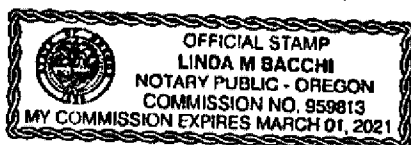
*Theodore M. Schneringer,
Trustee of the

Rick Vaughn, Klamath County Tax Collector

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on this 20 day of October 2017, by Rick Vaughn, as Klamath County Tax Collector, duly authorized and directed to sign this instrument in lieu of the Chairman of the Board of County Commissioners of Klamath County, Oregon, and the duly elected qualified and acting Commissioners, respectively, of said County and State; and said Klamath County Tax Collector acknowledged said instrument to be the free act and deed of said County.

(SEAL)



IN WITNESS WHEREOF, I hereto set my hand and official seal.

Linda M. Bacchi
Notary Public for the State of Oregon

My Commission Expires: March 01, 2021

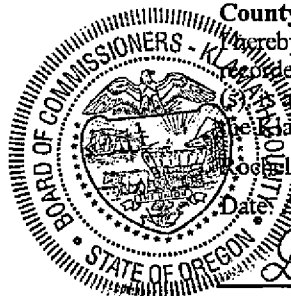
State of Oregon

County of Klamath

I hereby certify that instrument #2017-012192,
recorded on 10/24/2017, consisting of 2 page
is a correct copy as it appears on record at
the Klamath County Clerk's office.

Kristine Long, Klamath County Clerk

Date: August 17th, 2023



Daniel Beard

Daniel Beard

2017-012192

Klamath County, Oregon

Grantor's Name and Address:

Klamath County
305 Main St, Rm 121
Klamath Falls, OR 97601

Grantee's Name and Address:

Theodore M. Schneringer Revocable Living Trust
623 Prescott St.
Klamath Falls, OR 97601

After recording, return to (Name, Address, Zip):

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623 Prescott St.
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Subject to covenants, conditions, restrictions, easements, reservations, rights, rights of way and all matters appearing of record.

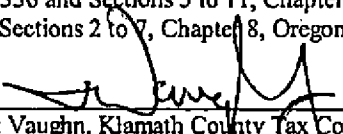
To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

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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 corporations and to individuals.

IN WITNESS WHEREOF, the grantor has executed this instrument on 10/19/2017; if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

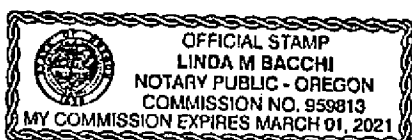
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Rick Vaughn, Klamath County Tax Collector

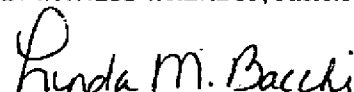
STATE OF OREGON, County of KLAMATH) ss.

This instrument was acknowledged before me on this 20 day of October 20 17, by Rick Vaughn, as Klamath County Tax Collector, duly authorized and directed to sign this instrument in lieu of the Chairman of the Board of County Commissioners of Klamath County, Oregon, and the duly elected qualified and acting Commissioners, respectively, of said County and State; and said Klamath County Tax Collector acknowledged said instrument to be the free act and deed of said County.

(SEAL)



IN WITNESS WHEREOF, I hereto set my hand and official seal.


Linda M. Bacchi

Notary Public for the State of Oregon

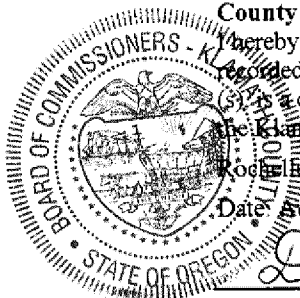
My Commission Expires: March 01, 2021

State of Oregon
County of Klamath

Whereby certify that instrument #2017-012192,
recorded on 10/24/2017, consisting of 2 page
(3) is a correct copy as it appears on record at
the Klamath County Clerk's office.

Kochelle Long, Klamath County Clerk

Date August 17th, 2023



Daniel Beard

Daniel Beard