

## Grantor:

JAMES ARTHUR MCDONALD and  
LINDA JEAN MCDONALD  
11770 Clovis Drive  
Klamath Falls, OR 97603

## Grantee:

JAMES ARTHUR MCDONALD and  
LINDA JEAN MCDONALD, Trustors of the  
JAMES ARTHUR MCDONALD and LINDA JEAN  
MCDONALD REVOCABLE LIVING TRUST  
11770 Clovis Drive  
Klamath Falls, OR 97603

After recording, return and send tax statements to:

JAMES ARTHUR MCDONALD and  
LINDA JEAN MCDONALD, Trustors of the  
JAMES ARTHUR MCDONALD and LINDA JEAN  
MCDONALD REVOCABLE LIVING TRUST  
11770 Clovis Drive  
Klamath Falls, OR 97603

2023-007335

Klamath County, Oregon



00319104202300073350030039

08/25/2023 03:26:26 PM

Fee: \$92.00

## QUITCLAIM DEED

We, JAMES ARTHUR MCDONALD and LINDA JEAN MCDONALD, Grantors, release and quitclaim to JAMES ARTHUR MCDONALD and LINDA JEAN MCDONALD, Trustees of the JAMES ARTHUR MCDONALD and LINDA JEAN MCDONALD REVOCABLE LIVING TRUST, under instrument dated August 21, 2023, Grantee, all right, title, and interest in and to the following described real property, situated in Klamath Falls, Oregon, more particularly described as follows, subject to all encumbrances of record:

A parcel of land situated in the NW1/4SE1/4 of Section 9, Township 39 South, Range 10 East of the Willamette Meridian, described as follows:

Beginning at an iron pin which bears S. 0°08' W. a distance of 668.25 feet and N. 89°52' W. a distance of 1323.7 feet from the East ¼ corner of said Section 9; thence continuing N. 89°52' W. a distance of 30.0 feet to the Northeast corner of parcel described in Deed recorded in Volume M-79 on page 12311, records of Klamath County, Oregon; thence S. 0°08' W. along the East line of said parcel a distance of 404.1 feet to the southeast corner thereof; thence N. 89°49' W. along the South line of said parcel a distance of 302.2 feet to the Southwest corner thereof; thence S. 08' W. a distance of 263.0 feet, more or less, to the South line of the N1/2SE1/4 of said Section 9; thence S. 89°49' E. along said South line a distance of 332 feet to the southeast corner of NW1/4SE1/4 of said Section 9; thence N. 0°08' E. a distance of 667.10 feet, more or less, to the point of beginning.

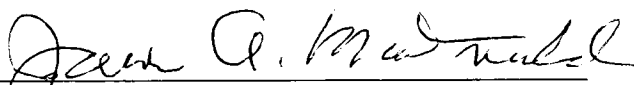
Subject, however, to the following:

1. Right of Way, for anchor and guy lines, including the terms and provisions thereof, given to California Oregon Power Company, a corporation, dated July 12, 1960, recorded August 3, 1960, in Deed Volume 323 page 202, records of Klamath County, Oregon.
2. Subject to terms and provisions disclosed in Divorce Decree and Property Settlement Agreement filed in 77-342 E. on November 14, 1977, Nancy Jo Weisinger, Petitioner and John Dampier Weisinger, Jr., Respondent, as follows: "Wife shall immediately place the southerly two acres of said property on the market for sale at a reasonable price mutually agreed by the parties. Provided that said property is sold, husband shall have a lien for one-half of the net received upon the sale of said property."

The true and actual consideration for this conveyance is \$1.00 and other valuable consideration, the receipt of which is hereby acknowledged.

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, 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 20 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated this 21 day of August, 2023.

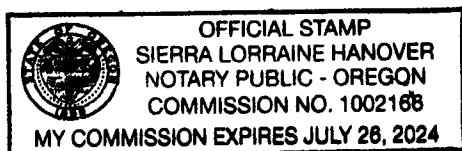
  
JAMES ARTHUR MCDONALD, GRANTOR

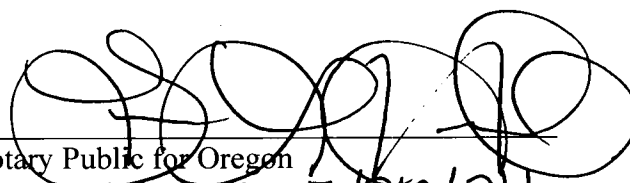
Dated this 21 day of August, 2023.

  
LINDA JEAN MCDONALD, GRANTOR

State of Oregon                     )  
  ) ss.  
County of Klamath                )

Subscribed and sworn to before me by JAMES ARTHUR MCDONALD and LINDA JEAN MCDONALD this 21 day of August, 2023.



  
Notary Public for Oregon  
My Commission Expires: 7/28/24

## CERTIFICATION AND MEMORANDUM OF TRUST

We, JAMES ARTHUR MCDONALD and LINDA JEAN MCDONALD, acting Trustors of the *JAMES ARTHUR MCDONALD and LINDA JEAN MCDONALD REVOCABLE LIVING TRUST*, make this certification pursuant to Oregon Statute.

1. *Trust.* The *JAMES ARTHUR MCDONALD and LINDA JEAN MCDONALD REVOCABLE LIVING TRUST* is presently in existence. It was executed on August 21, 2023.

2. *Trustor and Trustee.* The Trustors are JAMES ARTHUR MCDONALD and LINDA JEAN MCDONALD. The currently acting Trustees are JAMES ARTHUR MCDONALD and LINDA JEAN MCDONALD.

3. *Trust Powers.* Under the terms of the Trust agreement, the Trustee is given powers granted a Trustee under Oregon Statutes, including the right to sell, exchange, assign, lease, encumber or otherwise alienate all or any part of the Trust estate on such terms as the Trustee shall determine.

4. *Trustee's mailing address.* The currently acting Trustees' mailing address is 11770 Clovis Drive, Klamath Falls, Oregon 97603.

5. *Trust Revocable.* The Trust is revocable. Only the Trustors can revoke the Trust.

6. *Modification of Trust.* The Trust can be modified, amended or revoked by the Trustors only.

7. *Successor Trustee.* The successor Trustees are JAMES ARTHUR MCDONALD and LINDA JEAN MCDONALD.

8. *Taxpayer Identification Number.* The Trust taxpayer identification number is the social security number of the Trustors.

9. *Manner in Which Title is Taken.*, Title should be taken as *JAMES ARTHUR MCDONALD and LINDA JEAN MCDONALD REVOCABLE LIVING TRUST*, under agreement dated August 21, 2023.

10. *No Change in Trust.* The Trust has not been revoked, modified, or amended in any manner that would cause the representations contained in this certification to be incorrect.

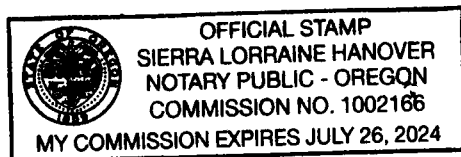
Dated this 21 day of August 2023.

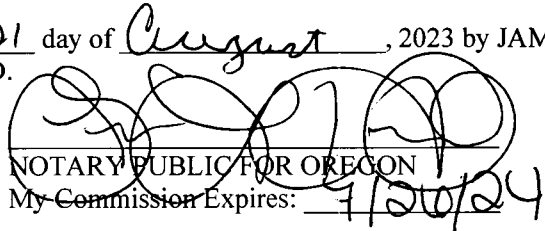
  
JAMES ARTHUR MCDONALD, Trustee

  
LINDA JEAN MCDONALD, Trustee

STATE OF OREGON, County of Klamath)) ss.

This instrument was acknowledged to me on the 21 day of August, 2023 by JAMES ARTHUR MCDONALD and LINDA JEAN MCDONALD.



  
NOTARY PUBLIC FOR OREGON  
My Commission Expires: 7/26/24