2023-007435

Klamath County, Oregon

08/29/2023 12:34:01 PM

Fee: \$102.00

Grantor Name and Address: ROBIN J. SMITH, PH.D., TRUSTEE P.O. BOX 2040 LOMPOC, CA 93438

Grantee Name and Address: ROBIN J. SMITH, PH.D., TRUSTEE P.O. BOX 2040 LOMPOC, CA 93438

After recording, return to:
SHARON MARTINEZ
LAW OFFICE
621 E. OCEAN AVENUE, SUITE A
LOMPOC, CA 93436

Until requested otherwise, send all tax statements to: ROBIN J. SMITH, PH.D., TRUSTEE P.O. BOX 2040 LOMPOC, CA 93438

#### QUITCLAIM DEED

ROBIN J. SMITH, PH.D., SUCCESSOR TRUSTEE, under the CONWELL & BARBARA NEWTON TRUST dated February 1, 1993, whose address is P.O. Box 2040, Lompoc, CA 93438 (referred to herein as "Grantor"), hereby releases and quitelaims to ROBIN J. SMITH, PH.D., TRUSTEE, or any successors in trust, under the CONWELL & BARBARA NEWTON TRUST dated February 1, 1993 and any amendments thereto, whose address is P.O. Box 2040, Lompoc, CA 93438 (referred to herein as "Grantee"), all of Grantor's interest in and to the following described real property located in Klamath County, Oregon:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

EXCEPTIONS of record on file with the County of Klamath, Oregon.

The true consideration for this conveyance is: NONE

Dated: 7/25/2023

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE THE 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 THILE 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 FSTABLISHED 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 PRACTICLS, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.301, 195.301 AND 195.305 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 2009.

#### GRANTOR:

CONWELL & BARBARA NEWTON TRUST dated February 1, 1993

Robin J. Smith, PH.D., Successor Trustee

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.

#### ACKNOWLEDGMENT

State of California County of Sapta Barbara )
On Jany 25 2023 before me. Nicote Advant Frias notary public, personally appeared Room J Smith whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) 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.  NICOLE ACLANIFRIAS Notary Public - Californie Santa Barbara County & Commission # 2431770
Signature Nicoly Woland France (Sent)

#### **EXHIBIT A**

#### Legal Description

The following described real property in the County of Klamath, State of Oregon:

Oregon Pines, Block 29, Lot 1.

The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance; has been engaged solely for the purpose of preparing this instrument; has prepared the instrument only from information given to preparer by the parties and/or their representatives; has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated; has not verified the legal existence or authority of any party or person executing the document; has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance; and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom. The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance. Preparer shall not be liable for any convequences arising from modifications to this document not made or approved by preparer.

23-081922 (MD) Page 3



# **COUNTY OF LOS ANGELES**

### **DEPARTMENT OF PUBLIC HEALTH**

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CERTIFIED COPY OF VITAL RECORD STATE OF CALIFORNIA, COUNTY OF LOS ANGELES

This is a true certified copy of the record filed in the County of Los Angeles Department of Public Health if it bears the Registrar's signature in purple ink. \*003415675\*

doubth Officer and Roy 1742 DATE ISSUED

MAY - 3 2022

This copy not valid unless prepared on engraved border displaying seal and signature of Registra



# **COUNTY OF LOS ANGELES**

### DEPARTMENT OF PUBLIC HEALTH

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CERTIFIED COPY OF VITAL RECORD STATE OF CALIFORNIA COUNTY OF LOS ANGELES

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JUN -9 2022

