

**After Recording Return to:**  
Mary Jane Segura and Arturo Segura  
24A Hillcrest Rd  
Royal Oaks, CA 95076

**Until a change is requested, please forward all  
tax statements to:**  
Mary Jane Segura and Arturo Segura  
24A Hillcrest Rd  
Royal Oaks, CA 95076

Tax Assessor's Account No. R551600

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$10.

## **QUITCLAIM DEED**

**GRANTOR: Arturo Segura**, a married man,

**DOES HEREBY REMISE, RELEASE, AND FOREVER QUITCLAIM UNTO**

**GRANTEES: Mary Jane Segura and Arturo Segura**, Trustees and their successors in trust of the Mary and Arturo Segura Revocable Living Trust dated Aug. 26, 2003, whose street address is 24A Hillcrest Rd, Royal Oaks, CA 95076, the following lands and property, together with all improvements located thereon, lying in the County of Klamath, State of Oregon, to-wit:

**A tract of land in the S1/2 SW1/4 NW1/4 of Section 11, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:**

**Beginning at the iron axle that marks the one-fourth section corner common to Sections 10 and 11, Township 39 South, Range 9 East of the Willamette Meridian; thence North 1 degree 12' West along the West line of said Section 11 a distance of 331.4 feet; thence North 88 degrees 57' East a distance of 679.5 feet to the true point of beginning of this description; thence continuing North 88 degrees 57' East a distance of 67.5 feet to the Southeast corner of that tract of land as described in Book 305 at page 142, Deed Records of Klamath County, Oregon; thence North 1 degree 12' West along the East line of that tract of land described in said Deed Records and parallel with the West line of said Section 11 a distance of 331.4 feet, more or less, to an iron pin on the North line of the S1/2 SW1/4 NW 1/4 of said Section 11; thence South 88 degrees 58' West along said line a distance of 67.5 feet; thence South 1 degree 12' East parallel with the West line of said Section 11 a distance of 331.45 feet, more or less, to the true point of beginning of this description.**

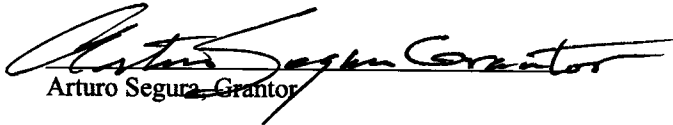
**EXCEPTING THEREFROM that portion lying within the boundaries of Winter Avenue.**

Street Address of Real Property: 4403 WINTER AVE, KLAMATH FALLS, OR 97603

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed on the day and year set forth below.

Date: 8-26-23

  
Arturo Segura, Grantor

A notary public or other officer completing the 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. CA. Civil Code § 1189.

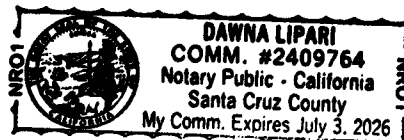
State of California  
County of Monterey

On Aug 23, 2023, before me, Dawna Lipari, Notary Public, personally appeared Arturo Segura, who proved to me on the basis of satisfactory evidence to be the person(s) 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/capacities, 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.

Signature Dawna Lipari

(Seal)



**Grantor** (name, address and telephone)

Arturo Segura  
24A Hillcrest Rd  
Royal Oaks, CA 95076

**Grantee** (name, address and telephone)

Mary Jane Segura and Arturo Segura  
24A Hillcrest Rd  
Royal Oaks, CA 95076