



00320031202300081240020025

After recording, return to, and until a change
is requested, send all tax statements to:

09/18/2023 11:13:12 AM

Fee: \$87.00

Karl W. Trahan, Jr.
6216 22nd Avenue
Lemoore, CA 93245

**QUITCLAIM DEED AND
BILL OF SALE**

JOHN CLEVEN TOOKER, an individual ("Grantor"), releases and quitclaims to KARL W. TRAHAN, JR., an individual ("Grantee"), all right, title and interest in and to the following:

All improvements located on Lot K-06 of the Lake of the Woods, a plat of which is on file in the office of the Forest Supervisor, in the County of Klamath, State of Oregon.

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.

[SIGNATURE PAGE FOLLOWS]

Assignor and Assignee have executed this Bill of Sale, as of this 15th September day of ~~May~~, 2023.

GRANTOR:

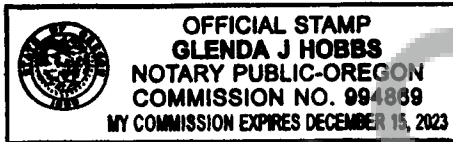
JOHN CLEVEN TOOKER

John Clevener Tooker

STATE OF OREGON)

COUNTY OF Jackson) ss.

This instrument was acknowledged before me this 15th September day of ~~June~~, 2023, by John Clevener Tooker.



Glenda J Hobbs
Notary Public for the State of Oregon
My commission expires: 12/15/2023