2023-008357Klamath County, Oregon

00320322202300083570010012

09/26/2023 10:12:32 AM

Fee: \$82.00

After Recording, Return To:

Patricia Ulbricht, as Trustee 5742 Basin View Drive Klamath Falls, OR 97603

Mail Tax Statements To:

Patricia Ulbricht, as Trustee 5742 Basin View Drive Klamath Falls, OR 97603

QUITCLAIM DEED

(ORS §93.110)

PATRICIA ULBRICHT, the GRANTOR, HEREBY RELEASES AND QUITCLAIMS TO PATRICIA ULBRICHT, as Trustee of THE PATRICIA ULBRICHT LIVING TRUST dated September 20, 2023, the GRANTEE, and to Grantee's successors and assigns, all of her interest in THE FOLLOWING described real property located in the County of Klamath, State of **Oregon**:

Lot 7, Block 9, Klamath Falls, Oregon. Tract 1262, Third Addition to North Hills, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

More commonly known as 5742 Basin View Drive, Klamath Falls, OR.

The true consideration for this conveyance is \$0 ("None"), being for estate planning purposes.

The then-acting Trustee has the power and authority to encumber or otherwise to manage and dispose of the hereinabove described real property; including, but not limited to, the power to convey.

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.

Dated this 20th day of September, 2023.

latricia lebricht
PATRICIA ULBRICHT

STATE OF OREGON

) ss.

COUNTY OF KLAMATH

) 33.

The foregoing instrument was acknowledged before me on this September 20, 2023, by PATRICIA ULBRICHT.

OFFICIAL STAMP

KAREN MARIE OAKES

NOTARY PUBLIC - OREGON

COMMISSION NO. 1022870

MY COMMISSION EXPIRES MARCH 21, 2026

NOTARY PUBLIC

My Commission Expires: 36166