

COVER PAGE FOR OREGON DEEDS

Grantor: Darlene Riddle Picazo, Trustee of the Riddle Family Trust dated December 26, 1990, Jeffrey Riddle Special Needs Trust created fbo Jeffrey Riddle, as to an undivided 75% interest

Grantor's Mailing Address: 6620 Angela Court, Gilroy, California 95020

Grantee: Jeffrey Riddle, a single person

Grantees Mailing Address: 101 Nevada Street, Klamath Falls, Oregon 97601

Type of Document to be Recorded: QUITCLAIM DEED

Consideration: The true consideration for this conveyance is: OTHER VALUE WAS THE WHOLE CONSIDERATION

Prior Recorded Document Reference: Quitclaim Deed: Recorded December 02, 2021;
Doc. No. 2021-017894

Situs Address: 101 Nevada Street, Klamath Falls, Oregon 97601 and
vacant lot, no assigned address

Tax Account Number: 442177; Map No.: 3809030AA04100 and
442186; Map No.: 3809030AA04000

Until a change is requested, all Tax Statements shall be sent to the following address:

Darlene Riddle Picazo
6620 Angela Court
Gilroy, CA 95020

After Recording Return To:

Eric W. Cha, Esq.
2603 Main St., Penthouse
Irvine, CA 92614

Prepared By:

Darlene Riddle Picazo
6620 Angela Court
Gilroy CA 95020

QUITCLAIM DEED

TITLE OF DOCUMENT

Darlene Riddle Picazo, Trustee of the Riddle Family Trust dated December 26, 1990, Jeffrey Riddle Special Needs Trust created fbo Jeffrey Riddle, as to an undivided 75% interest, Grantor, releases and quitclaims to **Jeffrey Riddle, a single person,** Grantee, all right title and interest in and to the following described real property, situated in the County of **Klamath**, State of **Oregon**:

LOT 15, EXCEPT THE WESTERLY 13 FEET THEREOF AND ALL OF LOT 16 IN BLOCK 52, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

Tax Account No.: 442177; Map No.: 3809030AA04100 and
442186; Map No.: 3809030AA04000

Prior Recorded Document Reference: **Quitclaim Deed**: Recorded **December 02, 2021**; Doc. No. **2021-017894**

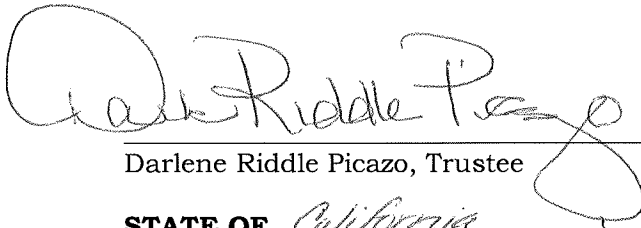
Subject To: 1. Taxes for the Current fiscal year, paid current
 2. Restrictions, Conditions, Covenants, Rights, Rights of Way and Easements
 now of Record, if any

The true consideration for this conveyance is: OTHER VALUE WAS THE WHOLE CONSIDERATION

Dated this 15th day of May, 2023. If a corporate grantor, it has caused its name to be signed by order of its Board of Directors.

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.

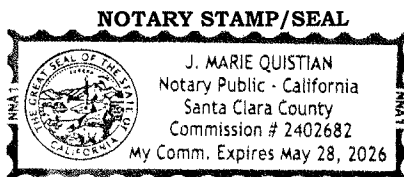
Riddle Family Trust dated December 26, 1990, Jeffrey Riddle Special Needs Trust created fbo Jeffrey Riddle



Darlene Riddle Picazo, Trustee

STATE OF California
COUNTY OF Santa Clara } SS

This instrument was acknowledged before me this 15th day of May, 2023, by **Darlene Riddle Picazo, Trustee.**



Before Me: 
NOTARY PUBLIC- STATE OF Ca.
My Commission Expires: 05/28/2026

(SEE ATTACHED)

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

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.

State of California)

County of Santa Clara)

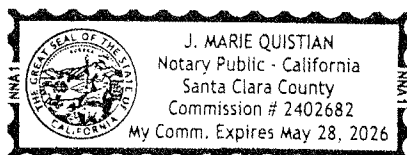
On 05/15/2023 before me, J. Marie Quistian, Notary Public,
Date Here Insert Name and Title of the Officer

personally appeared Darlene Riddle Picazo
Name(s) of Signer(s)

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(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.



Signature [Signature]
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Quit to own Dec d.

Document Date: 5/15/23 Number of Pages: 2

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: Darlene Riddle Picazo Signer's Name: _____

- | | |
|--|--|
| <input type="checkbox"/> Corporate Officer — Title(s): _____ | <input type="checkbox"/> Corporate Officer — Title(s): _____ |
| <input type="checkbox"/> Partner — <input type="checkbox"/> Limited <input type="checkbox"/> General | <input type="checkbox"/> Partner — <input type="checkbox"/> Limited <input type="checkbox"/> General |
| <input type="checkbox"/> Individual <input type="checkbox"/> Attorney in Fact | <input type="checkbox"/> Individual <input type="checkbox"/> Attorney in Fact |
| <input checked="" type="checkbox"/> Trustee <input type="checkbox"/> Guardian or Conservator | <input type="checkbox"/> Trustee <input type="checkbox"/> Guardian or Conservator |
| <input type="checkbox"/> Other: _____ | <input type="checkbox"/> Other: _____ |

Signer Is Representing: SELF Signer Is Representing: _____