



00321171202300090730020021

10/20/2023 03:02:12 PM

Fee: \$87.00

AFTER RECORDING RETURN TO:
Daniel M. Hinrichs
Attorney at Law
590 Commercial Ave.
Coos Bay, Oregon 97420

SEND TAX STATEMENTS TO:
Erika Davis
63008 Red Dike Road
Coos Bay, Oregon 97420

QUITCLAIM DEED

MARTIN J. DAVIS and ERIKA DAVIS, Grantors, release and quitclaim to ERIKA DAVIS as Trustee of the ERIKA DAVIS LIVING TRUST uad: August 30, 2023, all of their right, title, and interest in the following real property:

SEE ATTACHED EXHIBIT 'A'

To Have and to Hold the same unto the Grantees and Grantees' heirs, successors, and assigns forever.

The true and actual consideration for this conveyance in terms of dollars is none but for other valuable considerations.

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, OF CHAPTER 424, UNDER 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 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, OF 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.

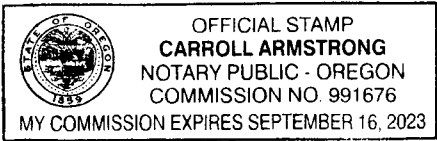
IN WITNESS WHEREOF, the Grantors has executed this instrument this 30 day of August, 2023.

Martin J. Davis
MARTIN J. DAVIS

Erika Davis
ERIKA DAVIS

STATE OF OREGON)
) ss.
County of Coos)

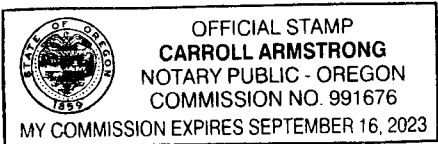
This instrument was acknowledged before me on August 30, 2023, by MARTIN J. DAVIS.



Carroll Armstrong
Notary Public for Oregon

STATE OF OREGON)
) ss.
County of Coos)

This instrument was acknowledged before me on August 30, 2023, by ERIKA. DAVIS.



Carroll Armstrong
Notary Public for Oregon

EXHIBIT "A"

Parcel 1: The West $\frac{1}{2}$ of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 16, Township 23, South Range 10 East, Willamette Meridian, Klamath County, Oregon. Total land being at or about $1 \frac{1}{4}$ acres more or less.
SAVE AND EXCEPT 30 feet on the South side for roadway purposes.

Klamath County Account No: 136533.

Parcel 2: The East $\frac{1}{2}$ of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 16, Township 23, South Range 10, East, Willamette Meridian, Klamath County, Oregon, and the W $\frac{1}{2}$ of the NW $\frac{1}{4}$ or the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 16, Township 23, South Range 10, more or less.
SAVE AND EXCEPT 30 feet on the South side for roadway purposes.

Klamath County Account No: 136506.