

Shades Law
Returned at Counter



11/01/2023 03:35:23 PM

Fee: \$82.00

After Recording, Return To:

Sharolyn K. Gallagher, as Trustee
3626 La Marada Way
Klamath Falls, OR 97603

Mail Tax Statements To:

Sharolyn K. Gallagher, as Trustee
3626 Marada Way
Klamath Falls, OR 97603

QUITCLAIM DEED

(ORS §93.110)

SHAROLYN K. GALLAGHER, an unmarried woman, the GRANTOR, HEREBY RELEASES AND QUITCLAIMS TO SHAROLYN KAY GALLAGHER, as Trustee of THE GALLAGHER LIVING TRUST, U/A dated OCTOBER 18, 2023, the GRANTEE, and to Grantee's successors and assigns, all of THE FOLLOWING described real property located in the County of Klamath, State of **Oregon**:

Lot 14, Block 14, SEVENTH ADDITION TO SUNSET VILLAGE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

More commonly known as 3626 La Marada Way , 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 18th day of October, 2023.


SHAROLYN K. GALLAGHER

STATE OF OREGON

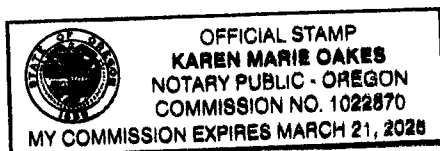
)

) ss.

COUNTY OF KLAMATH

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The foregoing instrument was acknowledged before me on this October 18, 2023, by SHAROLYN K. GALLAGHER.




NOTARY PUBLIC
My Commission Expires: March 21, 2026