

Returned at Counter
Diana Jean Bettles

Grantor:
Mark Thomas Claypool
1517 California Avenue
Klamath Falls, OR 97601

Grantee:
Mark Thomas Claypool, Trustee to the
Mark Thomas Claypool Revocable Living Trust
1517 California Avenue
Klamath Falls, OR 97601

After recording, return and send tax statements to:
Mark Thomas Claypool, Trustee to the
Mark Thomas Claypool Revocable Living Trust
1517 California Avenue
Klamath Falls, OR 97601

2023-009785
Klamath County, Oregon



11/13/2023 02:11:42 PM

Fee: \$87.00

QUITCLAIM DEED

I, MARK THOMAS CLAYPOOL, individual and as Grantor, release and quitclaim to MARK THOMAS CLAYPOOL, TRUSTEE TO THE MARK THOMAS CLAYPOOL REVOCABLE LIVING TRUST, under instrument dated October 20, 2023, Grantee, all right, title and interest in and to the following real property situated in Klamath Falls, Oregon, more particularly described as follows, subject to all encumbrances of record:

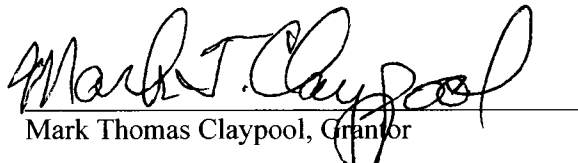
LOT 4 AND THE SOUTHERLY 3 FEET OF LOT 3, IN BLOCK 89 OF BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

Property is more commonly known as: 1517 California Avenue, Klamath Falls, OR 97601

The true and actual consideration for this conveyance is \$0.00 and other valuable consideration, including estate purposes.

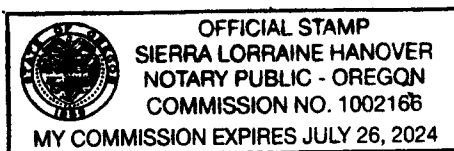
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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 20 TO 7, CHAPTER 8, OREGON LAWS 2010.

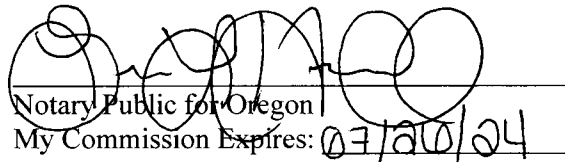
Dated this 20 day of OCTOBER, 2023.


Mark Thomas Claypool, Grantor

STATE OF OREGON)
) ss.
County of KLAMATH)

On this 20 day of October, 2023, the foregoing instrument was acknowledged before me by
Mark Thomas Claypool




Notary Public for Oregon
My Commission Expires: 07/26/24

Certification and Memorandum of Trust

I, MARK THOMAS CLAYPOOL, acting Trustor of the Mark Thomas Claypool REVOCABLE LIVING TRUST, under instrument dated October 20, 2023, make this certification pursuant to Oregon Statute.

1. *Trust.* The MARK THOMAS CLAYPOOL REVOCABLE LIVING TRUST is presently in existence. It was executed on October 20, 2023.

2. *Trustor and Trustee.* The Trustor is MARK THOMAS CLAYPOOL. The currently acting Trustee is MARK THOMAS CLAYPOOL.

3. *Trust Powers.* Under the terms of the Trust agreement, the Trustee is given powers granted a Trustee under Oregon Statutes, including the right to sell, exchange, assign, lease, encumber or otherwise alienate all or any part of the Trust estate on such terms as the Trustee shall determine.

4. *Trustee's mailing address.* The currently acting Trustee's mailing address is 1517 California Avenue, Klamath Falls, OR 97601.

5. *Trust Revocable.* The Trust is revocable. Only the Trustor can revoke the Trust.

6. *Modification of Trust.* The Trust can be modified, amended or revoked by the Trustor only.

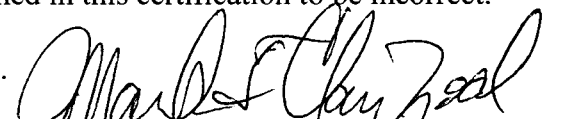
7. *Successor Trustee.* The successor Trustees is JUSTIN JOHN CLAYPOOL.

8. *Taxpayer Identification Number.* The Trust taxpayer identification number is the social security number of the Trustor.

9. *Manner in Which Title is Taken.* Title should be taken as MARK THOMAS CLAYPOOL, trustee of the MARK THOMAS CLAYPOOL REVOCABLE LIVING TRUST, under instrument dated October 20, 2023.

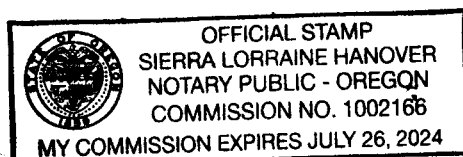
10. *No Change in Trust.* The Trust has not been revoked, modified, or amended in any manner that would cause the representations contained in this certification to be incorrect.

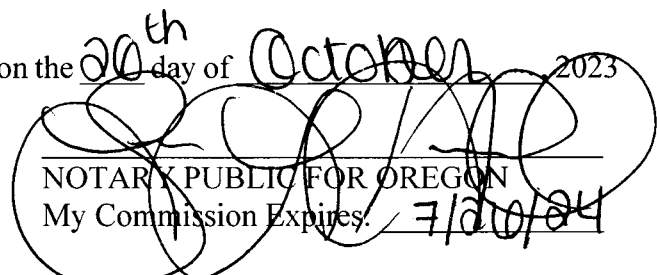
Dated this 20 day of October 2023.


MARK THOMAS CLAYPOOL, Trustee

STATE OF OREGON, County of Klamath)) ss.

This instrument was acknowledged to me on the 20th day of October 2023
by MARK THOMAS CLAYPOOL.




NOTARY PUBLIC FOR OREGON
My Commission Expires: 7/26/24