

AFTER RECORDING RETURN TO:

Matthew T. Parks
Parks & Ratliff, P.C.
620 Main Street
Klamath Falls OR 97601



00322647202300103220030030

11/30/2023 02:23:04 PM

Fee: \$92.00

GRANTOR'S NAME AND ADDRESS:

Hazel J. Christiansen
Trustee of the Hazel J. Christiansen Living Trust
887 Van Ness Ave
Ferndale, CA 95536

GRANTEE'S NAME AND ADDRESS:

Gayle Castillo and David Castillo
24 Weitzel
Tijeras, NM 97059

SEND TAX STATEMENTS TO:

Gayle Castillo and David Castillo
24 Weitzel
Tijeras, NM 97059

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that Hazel J. Christiansen, Trustee of the Hazel J. Christiansen Living Trust, uad August 5, 2019, hereinafter called grantor, for the consideration hereinafter stated, does hereby remise, release and forever quitclaim unto Gayle Castillo and David Castillo, hereinafter called grantees, and unto grantee's heirs, successors and assigns, all of the grantor's right, title and interest in that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

Parcel 1:

All of the SE1/4NE1/4 of Section 25, Township 37 South, Range 9 East of the Willamette Meridian, 40 acres, more or less.

Tax Account No. R377915; Map Tax Lot No. 3709-00000-08000-000

Parcel 2:

The W1/2NE1/4 and the E1/2E1/2NW1/4 of Section 25, Township 37 South, Range 9 East of the Willamette Meridian, 120 acres, more or less.

Tax Account No. R377924; Map Tax Lot No. 3709-00000-07600-000

Parcel 3:

The W1/2E1/2NW1/4 and E1/2E1/2SW1/4NW1/4 of Section 25, Township 37 South, Range 9 East of the Willamette Meridian, 50 acres, more or less.

Tax Account No. R377933; Map Tax Lot No. 3709-00000-07700-000

Parcel 4:

The NW1/4NW1/4 of Section 25, Township 37 South, Range 9 East of the Willamette Meridian, 40 acres, more or less.

Tax Account No. R 377942; Map Tax Lot No. 3709-00000-07800-000

Parcel 5:

The NW1/4SW1/4, W1/2SW1/4NW1/4, and W1/2E1/2SW1/4NW1/4 of Section 25, Township 37 South, Range 9 East of the Willamette Meridian, 70 acres, more or less.

Tax Account No. R377951; Map Tax Lot No. 3709-00000-07900-000

Parcel 6:

The NE1/4SW1/4; and the NW1/4SE1/4 of Section 25, Township 37 South, Range 9 East of the Willamette Meridian, 80 acres, more or less.

Tax Account No. R377960; Map Tax Lot No. 3709-00000-08200-000

To have and to hold the same unto grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$15,000.00 and services rendered.

In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the grantor has executed this instrument this 28th day of November, 2023; if a corporate grantor, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so 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, SECTION 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTION 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Hazel J. Christiansen
Hazel J. Christiansen, Trustee of the Hazel J. Christiansen
Living Trust, uad August 5, 2019

STATE OF California; County of Humboldt) ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME this 28th day of November, 2023, by Hazel J. Christiansen, Trustee of the Hazel J. Christiansen Living Trust, uad August 5, 2019.

See attached CA Acknowledgment
NOTARY PUBLIC FOR OREGON
My Commission expires:

CALIFORNIA 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.

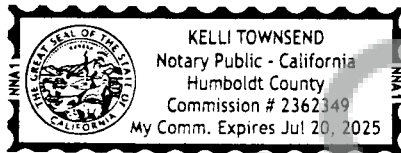
State of California

County of Humboldt }

On Nov 28, 2023 before me, Kelli Townsend, Notary Public
Date Here Insert Name and Title of the Officer

personally appeared Hazel J. Christiansen
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 Kelli Townsend
Signature of Notary Public

Place Notary Seal and/or Stamp Above

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: Quitclaim Deed

Document Date: 11-28-2023 Number of Pages: 2

Signer(s) Other Than Named Above: N/A

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

☐ Corporate Officer – Title(s): _____

☐ Partner – ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

☐ Other: _____

Signer is Representing: _____

Signer's Name: _____

☐ Corporate Officer – Title(s): _____

☐ Partner – ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

☐ Other: _____

Signer is Representing: _____