

2023-010525

Klamath County, Oregon



00322885202300105250020022

12/08/2023 10:55:38 AM

Fee: \$87.00

After Recording, Return To:

Helen Adele Kaluza, as Trustee
113 Rinaldo Drive
Vallejo, CA 94589

Mail Tax Statements To:

Helen Adele Kaluza, as Trustee
113 Rinaldo Drive
Vallejo, CA 94589

QUITCLAIM DEED

(ORS §93.110)

HELEN ADELE KALUZA, a widow, who acquired title as HELEN A. MADIGAN, the GRANTOR,

Whose mailing address is 113 Rinaldo Drive, Vallejo, CA 94589;

HEREBY RELEASES AND QUITCLAIMS TO

HELEN ADELE KALUZA, as Trustee of THE HELEN KALUZA LIVING TRUST, U/A dated
NOV 21 2023, 20__, the GRANTEE,

Whose mailing address is 113 Rinaldo Drive, Vallejo, CA 94589;

and to Grantee's successors and assigns, all of THE FOLLOWING described real property located in the
County of Klamath, State of **Oregon**:

Described as follows:

Government Lot 27, Section 13, Township 36 South, Range 10 East of the Willamette Meridian,
Klamath County, Oregon

SUBJECT, HOWEVER, TO:

1. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.
2. Reservations and restrictions as contained in Patent from the United States of America, recorded in Volume 52, page 277, Deed Records of Klamath County, Oregon.

More commonly known as **25820 Sprague River Road , Sprague River, OR, 97639 - 20 acres.**

The true consideration for this conveyance is \$0 ("None").

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

