

Returned at Counter

2023-010855  
Klamath County, Oregon



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12/20/2023 09:20:09 AM

Fee: \$82.00

RETURN TO:	MAIL TAX STATEMENTS:
Brandsness, Brandsness & Rudd, P.C.	Larry/Margaret Trippett
411 Pine Street	519 Pacific Terrace
Klamath Falls, OR 97601	Klamath Falls, OR 97601

**Grantor:**

Frances R. Hager  
745 Hanks Street  
Klamath Falls, OR 97601

**Grantees:**

Larry Trippett and  
Margaret Trippett  
519 Pacific Terrace  
Klamath Falls, OR 97601

- QUITCLAIM DEED -

Frances R. Hager Grantor, releases and quitclaims to Larry Trippett and Margaret Trippett, Trustees or the Successor Trustees of the Trippett Family 1999 Trust, Grantee, all right, title and interest in and to the following described real property:

Lots 3 and 4 of Block 1 of River Park, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

The true and actual consideration for this conveyance is to release that certain Life Estate contained in document recorded at 2013-0006744 of the real property records of Klamath County, Oregon.

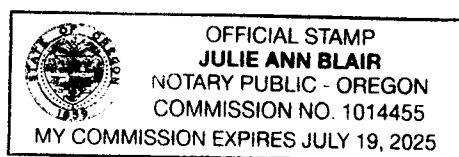
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 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 15 day of December, 2023

Frances R. Hager  
Frances R. Hager

STATE OF OREGON           )  
                                          ) ss  
County of Klamath        )

Personally appeared before me this 15<sup>th</sup> day of December, 2023, the above-named Frances R. Hager and acknowledged the foregoing instrument to be her voluntary act.



Julie Blair  
Notary Public for Oregon  
My Commission expires: 07/19/2025