

2024-000103

Klamath County, Oregon

Returned at Counter



00323732202400001030020022

01/04/2024 11:53:15 AM

Fee: \$87.00

After Recording, Return To:

Karen Olsen, as Trustee
8705 Faircliff Lane
Klamath Falls, OR 97603

Mail Tax Statements To:

Karen Olsen, as Trustee
8705 Faircliff Lane
Klamath Falls, OR 976033

QUITCLAIM DEED

(ORS §93.110)

KAREN K. OLSEN, an unmarried woman, the GRANTOR, HEREBY RELEASES AND QUITCLAIMS TO KAREN OLSEN, as Trustee of THE OLSEN LIVING TRUST, U/A dated December 26, 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:

See attached EXHIBIT A.

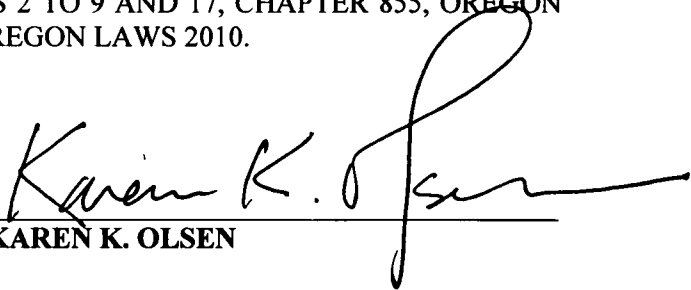
More commonly known as 8705 Faircliff Lane, Klamath Falls, OR.

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.

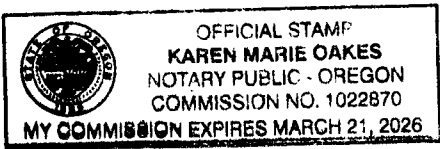
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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 26 day of December, 2023.


KAREN K. OLSEN

STATE OF OREGON)
) ss.
COUNTY OF KLAMATH)

The foregoing instrument was acknowledged before me on this December 26, 2023, by KAREN K. OLSEN.



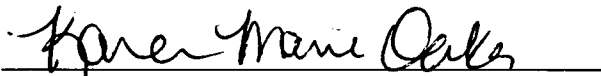

NOTARY PUBLIC
My Commission Expires: March 21, 2026

EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land situated in the SE1/4 SE1/4 of Section 30, Township 39 South, Range 10 East, Willamette Meridian, said parcel being a portion of said SE1/4 SE1/4 lying Southerly of the centerline of the U.S.B.R. No. 17 Drain, Northerly of the Lost River Diversion Canal and Easterly of the U.S.B.R. C-G Canal and further described as follows:

Beginning at a point which is the intersection of the Northeasterly right of way of the C-G Canal with the centerline of the No. 17 Drain, said point being South a distance of 1837.7 feet from and South 73 degrees 34' West a distance of 1284.1 feet, more or less, from the East one-quarter corner of said Section 30; thence North 73 degrees 34' East a distance of 300.0 feet to a point; thence at right angles to said centerline of the No. 17 Drain, South 16 degrees 26' East a distance of 398.0 feet, more or less to a point on the Northerly line of the Lost River Diversion Canal; thence Southwesterly along said Northerly line a distance of 149.6 feet, more or less, to the Northeasterly right of way of the C-G Canal; thence Northwesterly along the Northeasterly line of said C-G Canal a distance of 450.5 feet, more or less, to the point of beginning.

TOGETHER WITH an easement thirty feet in width for road and utility purposes over and across that property adjacent to the North Boundary of the Lost River Diversion Canal described as Parcels 1 and 3 in instrument recorded August 23, 1995 in Volume M95, page 22690, Microfilm Records of Klamath County, Oregon.