

2024-000568

Klamath County, Oregon

01/22/2024 02:08:02 PM

Fee: \$97.00

**Recording Requested by and
when recorded Return to:**
STEPHANIE M. PALMBLAD
WILLAMETTE LEGACY LAW
PO BOX 791
SALEM, OR 97308
(971) 345-6986

Grantor:
Roseanita Bacolini
Trustee of the Joseph Bacolini Trust
85 Ikaika Pl
Lahaina, HI 96761

Grantee:
Roseanita Bacolini
11821 Foothill Blvd, Apt 25
Lakeview Terrace, CA 91342

**True and actual consideration
VALUE OTHER THAN MONEY**

**Send Tax Statements to:
NO CHANGE**

QUITCLAIM DEED

Roseanita Bacolini, Trustee of the Joseph Bacolini Trust, Grantor, releases and quitclaims to ROSEANITA BACOLINI, BENEFICIARY OF THE JOSEPH BACOLINI TRUST DATED February 21, 1990, Grantee, all right, title and interest in and to the following described real property situated in the County of Klamath, State of Oregon, as set forth herein:

EXHIBIT A

Subject to regulations and excepting covenants, conditions and restrictions of record. Less portions heretofore conveyed.

The true consideration for this conveyance is value other than money.

The liability and obligations of the Grantor to Grantee and Grantee's heirs and assigns under the warranties and covenants contained herein or provided by law shall be limited to the amount, nature and terms of any right or indemnification available to Grantor under any title insurance policy, and Grantor shall have no liability or obligation except to the extent that reimbursement for such liability or obligation is available to Grantor under any such title insurance policy.

Recorded at the Request of the Grantor. The draftsman assumes no responsibility for the legal description and stated title owner(s) herein which were supplied by the parties hereto or by a title company as a courtesy.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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 (Definitions for ORS 92.010 to 92.192) OR 215.010 (Definitions), 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 (Definitions for ORS 30.930 to 30.947), AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings), AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 9, OREGON LAWS 2010.

The foregoing language is included for the purpose of compliance with Oregon statutory requirements only, and is not intended to affect, limit or impair the rights and obligations of the parties under any other terms and conditions of this instrument.

Dated this 01/22/2024.

Grantor: Roseanita Bacolini
Roseanita Bacolini, Trustee of the Joseph
Bacolini Trust

STATE OF _____)
County of _____) ss. See attachment

The foregoing instrument was acknowledged before me this _____,
by Roseanita Bacolini.

Notary Public

EXHIBIT A

Lots 6, 8, 9, 10, 11 and 12 in Block 4 of TRACT NO. 1017 MOUNTAIN LAKES HOMESITES, according to the official plat thereof on file in the office of the County Clerk Of Klamath County, Oregon

Lot 13 in Block 5 of TRACT No. 1017 MOUNTAIN LAKES HOMESITES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Unofficial
Copy

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 Los Angeles

Subscribed and sworn to (or affirmed) before me on this 22th
day of January, 2024, by _____

Roseanita Butosan Bacolini

proved to me on the basis of satisfactory evidence to be the
person(s) who appeared before me.



(Seal)

Signature Fatima R. Rivera Salazar