

After recording, please send to:
Craig A. Estes and Shanna L. Estes
15728 West Paradise Lane
Surprise, AZ 85374

2024-001596
Klamath County, Oregon
03/01/2024 09:05:01 AM
Fee: \$87.00

* Please also send tax statements
to above address.

SITUS: 2567 Kane Street, Klamath Falls, OR

Quitclaim Deed

This Quitclaim Deed, executed this 29th day of February, 2024.

By Grantors, **Shanna Louise Estes and Craig Allen Estes**,
To Grantees, **Craig A. Estes and Shanna L. Estes, as Trustees of the Craig A. and Shanna L. Estes Living Trust, Dated April 13, 2023**

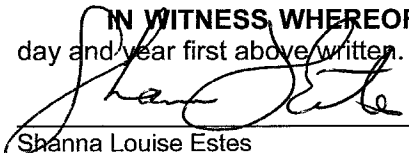
WITNESSETH, that the said Grantors do hereby remise, release, and quitclaim unto said Grantees forever, all the right, title, interest, and claim which the said Grantors have in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Klamath, State of Oregon, To Wit:

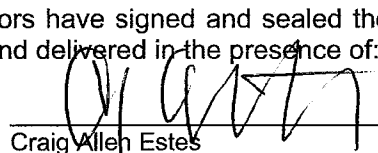
Exhibit A

The true actual consideration for this transfer is **\$0.00**. ORS 93.930.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSONS 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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

IN WITNESS WHEREOF, That said Grantors have signed and sealed these presents the day and year first above written. Signed, sealed, and delivered in the presence of:


Shanna Louise Estes


Craig Allen Estes

State of Arizona)
County of Maricopa)

The above-mentioned persons, Shanna Louise Estes and Craig Allen Estes, appeared before me and acknowledged that they executed the above instrument.

Affirmed before me on February 29th, 2024.


Notary Public
My Commission Expires: 9-9-20

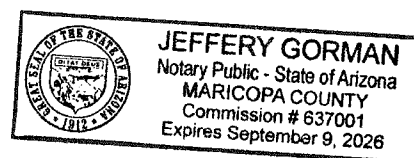


EXHIBIT A

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

THOSE PORTIONS OF TRACT NO. 26 OF KIELSMEIER ACRE TRACTS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID TRACT 26 OF KIELSMEIER ACRE-TRACTS; THENCE WEST ALONG THE SOUTH LINE OF SAID TRACT, 132 FEET; THENCE NORTH AND PARALLEL WITH THE EAST LINE OF SAID TRACT, 77 FEET, MORE OR LESS, TO THE SOUTH LINE OF THE NORTH HALF OF SAID TRACT; THENCE EAST ALONG SAID SOUTH LINE 132 FEET TO THE EAST LINE OF SAID TRACT; THENCE SOUTH ALONG SAID EAST LINE 77 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

ALSO, BEGINNING AT THE SOUTHWEST CORNER OF TRACT 26 OF KIELSMEIER ACRE TRACTS, ACCORDING TO THE DULY RECORDED PLAT THEREOF; THENCE NORTH 77 FEET; THENCE EAST 176.3 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF THE PROPERTY DEEDED TO W. W. WINNINGHAM AND GERTRUDE E. WINNINGHAM, HUSBAND AND WIFE, BY DEED RECORDED IN BOOK 107, PAGE 446, DEED RECORDS OF KLAMATH COUNTY, OREGON; THENCE SOUTH ALONG THE WEST SIDE OF SAID PROPERTY 77 FEET TO THE SOUTH LINE OF SAID TRACT; THENCE WEST ALONG THE SOUTH LINE OF SAID TRACT 26 TO THE POINT OF BEGINNING.

NOTE: This Legal Description was created prior to January 01, 2008.