

**RECORDING COVER SHEET
(Per ORS 205.234 or ORS 205.244)**

This cover sheet has been prepared by the person presenting the attached instrument for recording. Any errors in this cover sheet do not effect the Transaction(s) contained in the instrument itself

2024-001966

Klamath County, Oregon

03/14/2024 03:28:01 PM

Fee: \$102.00

This space reserved
the County Recording Office

First American Title 4135204JC

**After recording return to:
Pierce Family Trust
5781 Windchime Drive
Huntington Beach, CA 92647**

- 1) **Title(s) of Transaction(s)** ORS 205.234(a)
QuitClaim Deed
- 2) **Direct Party/Grantor(s)** ORS 205.125(1)(b) and ORS 205.160
H. Glen Pierce, Trustee of the H. Glen Pierce and Catherine Pierce Living Trust 1994
- 3) **Indirect Party/Grantee(s)** ORS 205.125(1)(a) and ORS 205.160
Michael A. Pierce and Brenda A. Pierce
- 4) **True and Actual Consideration** ORS 93.030
\$1.00
- 5) **Send Tax Statements to:**
5781 Windchime Drive, Huntington Beach, CA 92647

: If this box is checked, the below applies:

If this instrument is being Re-Recorded, complete the following statement, in accordance with ORS 205.244: "Rerecorded at the request of The Title Department to correct Adding Tract C to the Legal Description not originally included as intended previously recorded in Book . and Page ., or as Fee Number 2013-013116."

(Legal description if corrected is attached to included certified document of the original.)

2013-013116

Klamath County, Oregon



11/26/2013 09:27:06 AM

Fee: \$47.00

Prepared By: |

H. Glen Pierce |
1535 E. Ruddock Street |
Covina, California 917245 |

After Recording Return To:|

Michael A Pierce |
E. Piru Lane |
Brea, California 92821 |

TAX STATEMENTS

**MICHAEL A PIERCE
3150 E PIRU LANE
BREA, CA 92821**

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUIT CLAIM DEED

On November 01, 2013 THE GRANTOR(S),

- H. Glen Pierce and Catherine Pierce Living Trust 1994, H. Glen Pierce, Trustee, for and in consideration of: One Dollar (\$1.00) and/or other good and valuable consideration conveys, releases and quit claims to the GRANTEE(S):

- Michael A. Pierce and Brenda D. Pierce, a married couple, residing at 3150 E. Piru Lane, Brea, Orange County, California 92821
the following described real estate, situated in an unincorporated area in the County of Klamath County, State of Oregon:

Legal Description:

Lot 9 in Block 7 of Woodland Park, according to the Official Plat thereof on file in said County and State.

Together with the following described parcels which should be a part of the forthcoming conveyance:

An undivided 1/88th interest in Parcels of land situated in Lot 1 & 2 Section 15 Township 34 South, Range 7 East of the Willamette Meridian and being more particularly described as follows:

PARCEL 1: Beginning at the NW, corner of Sec 15, Township 34 So, Range 7 East of the Willamette Meridian and running thence along the No. line of said Sec. No. 89 Deg. 42'15¹¹ East 400 Ft. thence South 62.42 Ft., thence So. 46 degrees 57'20¹¹ West 208.82 ft. to the Northeasterly bank of the Williamson River; thence following said river bank No. 37 degrees 53'20¹¹ West 136.90 Ft. thence No. 16 Degrees 33' West 60.98 Ft to the West line of Sec. 15: thence Northerly on said Section Line 172.92 ft. to the point of beginning.

PARCEL 2: Beginning at the NW corner of Sec. 15, Township 34 So., Range 7 East of the Willamette Meridian and running: thence No. 89 Degrees 42'15¹¹ East 400 Ft. along the No. line of said Section 15, thence So. 62.42 Ft., thence South 50 degrees 54'50" East 452.16 Ft. thence So. 76 degrees 17'20" East 886.70 East to the true point of beginning of

shall have, claim or demand any right or title to the property, premises, or appurtenances, or any part thereof.

A gift among family members where no money is exchanged

Tax Parcel Number: R191081

Mail Tax Statements To:

Michael A. Pierce
3150 E. Piru Lane
Brea, California 92821

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. 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.

[SIGNATURE PAGE FOLLOWS]

Grantor Signatures:

DATED: Nov 19 2013



H. Glen Pierce, Trustee on behalf of H. Glen Pierce and Catherine Pierce Living Trust 1994

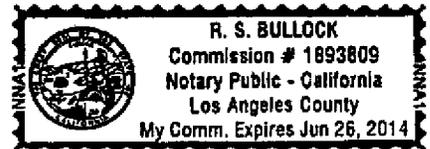
STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

On November 19, 2013 before me, R.S. Bullock, Notary Public, personally appeared H. Glen Pierce on behalf of H. Glen Pierce and Catherine Pierce Living Trust 1914, proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

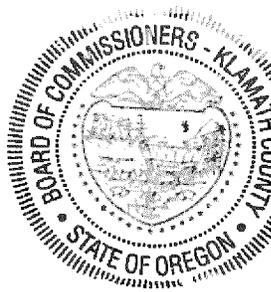
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

R.S. Bullock (Notary Seal)
Signature of Notary Public



Signature and Notary for Quit Claim Deed regarding Lot 9, Block 7



State of Oregon
County of Klamath
I hereby certify that instrument #2013-013116,
recorded on 11/26/2013, consisting of 3 page
is a correct copy as it appears on record at
Klamath County Clerk's office.
Rochelle Long, Klamath County Clerk
Date: March 6th, 2024

Kalani Crummer
Kalani Crummer

EXHIBIT A

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

Tract A:

Lot 9 in Block 7 of WOODLAND PARK, according to the Official Plat thereof on file in said County and State.

Tract B:

An undivided 1/88th interest in Parcels of land situated in Lot 1 & 2 Section 15 Township 34 South, Range 7 East of the Willamette Meridian and being more particularly described as follows: Beginning at the Northwest corner of Section 15, Township 34 South, Range 7 East of the Willamette Meridian and running thence along the North line of said Section. North 89°42'15" East 400 Ft. thence South 62.42 Ft., thence South 46°57'20" West 208.82 ft. to the Northeasterly bank of the Williamson River; thence following said river bank North 37°53'20" West 136.90 Ft. thence North 16°33' West 60.98 Ft to the West line of Sec. 15: thence Northerly on said Section Line 172.92 ft. to the Point of Beginning.

Tract CL:

An undivided 1/88th interest in Parcels of land situated in Lot 1 & 2 Section 15 Township 34 South, Range 7 East of the Willamette Meridian and being more particularly described as follows: Beginning at the Northwest corner of Section 15, Township 34 South, Range 7 East of the Willamette Meridian and running: thence North 89°42'15" East 400 Ft. along the North line of said Section 15, thence South 62.42 Ft., thence South 50°54'50" East 453.16 Ft. thence South 76°17'30" East 886.79 Feet to the true point of beginning of this description; thence South 35°56'30" West 446.55 Ft. to a point on the Northeasterly bank Williamson River; thence South 45°32'20" East 84.00 Ft.; thence North 44°52'10" East 411.58 Feet; thence North 34°25'40" West 156.01 Feet, more or less, to the true Point of Beginning of this description.

NOTE: This legal description was created prior to January 1, 2008.

A.P.N.: 191081