

Returned at Counter  
Oakes Law



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04/10/2024 03:26:48 PM

Fee: \$87.00

After Recording, Return To:  
Mary Deborah Francis, as Trustee  
926 Buena Vista Street  
Klamath Falls, OR 97601  
  
Mail Tax Statements To:  
Mary Deborah Francis, as Trustee  
926 Buena Vista Street  
Klamath Falls, OR 97601

QUITCLAIM DEED  
(ORS §93.110)

MARY DEBORAH FRANCIS, an unmarried woman, the GRANTOR, HEREBY RELEASES AND QUITCLAIMS TO MARY DEBORAH. FRANCIS, as Trustee of THE FRANCIS LIVING TRUST, U/A dated April 10, 2024, 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 EXHIBIT A

More commonly known as 3339 Crest Street, 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.

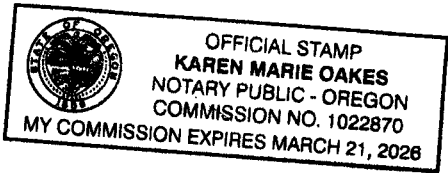
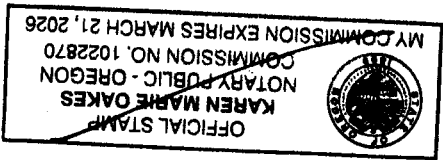
Dated this 10th day of April, 2024.

*Mary Deborah Francis*  
MARY DEBORAH FRANCIS

STATE OF OREGON )  
 ) ss.  
COUNTY OF KLAMATH )

The foregoing instrument was acknowledged before me on April 10, 2024, by MARY DEBORAH FRANCIS.

*Karen Marie Oakes*  
NOTARY PUBLIC  
My Commission Expires: March 21, 2026



## **EXHIBIT A**

### **PARCEL 1:**

A tract of land situated in the NE 1/4 of NE 1/4 of Section 10, Township 39 South, Range 9 East of the Willamette Meridian, more particularly described as follows: Beginning at an iron pin which lies North 89° 40' East a distance of 30.0 feet and North 1° 02' West a distance of 177.8 feet from the iron pin which marks the intersection of 4th Avenue and 4th Street of Altamont Acres, which point of intersection is also the Southwest corner of the NE 1/4 of NE 1/4 of Section 10, Township 39 South, Range 9 East of the Willamette Meridian, and running thence North 89° 40' East a distance of 490.0 feet to an iron pin; thence North 1° 02' West a distance of 88.9 feet to an iron pin; thence South 89° 40' West a distance of 490.0 feet to an iron pin; thence South 1° 02' East a distance of 88.9 feet more or less to the point of beginning.

### **PARCEL 2:**

A tract of land situated in the NE 1/4 of NE 1/4 of Section 10, Township 39 South, Range 9, East of the Willamette Meridian, more particularly described as follows: Beginning at an iron pin which lies North 89° 40' East a distance of 30.0 feet and North 1° 02' West a distance of 88.9 feet from the iron pin which marks the intersection of 4th Avenue and 4th Street of Altamont Acres, which point of intersection is also the Southwest corner of the NE 1/4 of NE 1/4 of Section 10, Township 39 South, Range 9 East of the Willamette Meridian, and running thence North 89° 40' East a distance of 490.0 feet to an iron pin; thence North 1° 02' West a distance of 88.9 feet to an iron pin; thence South 89° 40' West a distance of 490.0 feet to an iron pin; thence South 1° 02' East a distance of 88.9 feet more or less to the point of beginning.