

Returned at Counter

Rebecca Whitney-Smith

2024-003163

Klamath County, Oregon



00327597202400031630030035

04/25/2024 02:39:39 PM

Fee: \$92.00

AFTER RECORDING, RETURN TO:
Isidro H. Briones and Maria E. Briones
Trustees of the Briones Family
Revocable Living Trust
7348 Ruth Drive
Klamath Falls, OR 97603

SEND TAX STATEMENTS TO:
Isidro H. Briones and Maria E. Briones
Trustees of the Briones Family
Revocable Living Trust
7348 Ruth Drive
Klamath Falls, OR 97603

QUIT CLAIM DEED

KNOWN ALL MEN BY THESE PRESENTS, that Isidro H Briones and Maria E. Briones, hereafter called Grantors, for the consideration hereafter stated, do hereby remise, release, and quit claim unto Isidro H. Briones and Maria E. Briones as Trustees of the Briones Family Revocable Living Trust, hereafter called Grantees, and unto Grantees' heirs, successors, and assigns all of the Grantors' right, title, and interest in that certain real property with the tenements, hereditaments, and appurtenances there unto belonging or in any way appertaining, situated in the County of Klamath, State of Oregon, commonly known as 7348 Ruth Drive, Klamath Falls, Oregon 97603 more specifically described as follows:

SEE EXHIBIT A which is made a part hereof by this reference


The true and actual consideration paid for this transfer is a sum other than money. The actual consideration consists of other property or value given or promised which is the whole consideration.

ORS 93.040: 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 SECTION 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 24th day of April, 2024.


Isidro H. Briones


Maria E. Briones

STATE OF OREGON)
) ss.
County of Klamath)

This instrument was acknowledged before me on the 24th day of April, 2024 by Isidro H. Briones and Maria E. Briones.


Notary Public for Oregon
My Commission Expires: 2/11/2028

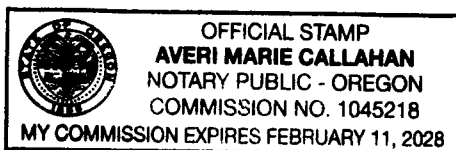


EXHIBIT "A"

Lot 7, Tract 1288, "SAGE MEADOWS", according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

ALSO a portion of Lot 6 of "Tract 1288 – SAGE MEADOWS", situated in the NE1/4 of Section 13, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at the Southeast corner of said Lot 6, as marked by a 5/8" iron pin with True – Line Surveying, Inc., plastic cap; thence South 70° 46' 03" West along the Southerly lot line of said Lot 6, 143.22 feet to the Southwest corner of said Lot 6; thence North 68° 46' 23" East 143.40 feet to a point on the Westerly right of way line of Ruth Drive; thence along said right of way line on the arc of a curve to the left (radius point bears North 72° 58' 03" East 130.00 feet and central angle equals 02° 12' 00") 4.99 feet to the point of beginning, with bearings based on plat of "Tract 1288 – SAGE MEADOWS" on file in the office of the Klamath County Clerk.