2024-003349

Klamath County, Oregon

05/01/2024 10:52:02 AM

Fee: \$87.00

After recording, please send to:

Marcy L. Mateo 1737 Sargent Ave. Klamath Falls, OR 97601

Please also send tax statements to above address.

SITUS: See Exhibit A

## **Quitclaim Deed**

This Quitclaim Deed, executed this 29th day of April, 2024

By Grantor: Marcy Mateo,

To Grantee: Marcy L. Mateo, as Trustee of the Marcy L. Mateo Revocable Living Trust

WITNESSETH, that the said Grantor does hereby remise, release, and quitclaim unto said Grantee forever, all the right, title, interest, and claim which the said Grantor has 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 Grantor has signed and sealed these presents the day and year first above written. Signed, sealed, and delivered in the presence of:

Marcy Mateg

State of Oregon County of Klamath

The above-mentioned person, Marcy Mateo, appeared before me and acknowledged that she executed the above

instrument. Affirmed before me on April 29, 2024.

Notary Public for Oregon

My Commission Expires:

OFFICIAL STAMP KAREN MARIE BAIL **NOTARY PUBLIC - OREGON** COMMISSION NO. 1044801 MY COMMISSION EXPIRES FEBRUARY 11, 2028

## Exhibit A

## Situs: 1737 SARGENT AVE KLAMATH FALLS OR 97601

Lots 21 and 22, Block 34, SECOND ADDITION TO KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

## <u>Situs: Unaddressed. Account #788124 (3809-029AC-12100) and Account #214958 (3809-029AC-12200)</u>

Lots 1 and 2/Block 35/Klamath Falls 2<sup>nd</sup> Addition (Map/Tax Lot Number R-3809-029AC-12200) and Lots 23 and 24/Block 34/Klamath Falls 2<sup>nd</sup> Addition (Map/Tax Lot Number R-3809-029AC-12100)