

Rebecca Whitney Smith
Returned at Counter

2024-004325
Klamath County, Oregon



05/30/2024 02:10:46 PM

Fee: \$87.00

AFTER RECORDING, RETURN TO:

Fredrick Horn
Trustee of the Fredrick Horn Revocable Living Trust
232 Cedar Street
Klamath Falls, Oregon 97601

SEND TAX STATEMENTS TO:

Fredrick Horn
Trustee of the Fredrick Horn Revocable Living Trust
232 Cedar Street
Klamath Falls, Oregon 97601

QUIT CLAIM DEED

KNOWN ALL MEN BY THESE PRESENTS, that Fredrick Horn hereafter called Grantor, for the consideration hereafter stated, do hereby remise, release, and quit claim unto Fredrick Horn, Trustee of the Fredrick Horn Revocable Living Trust, hereafter called Grantee, and unto Grantee's heirs, successors, and assigns all of the Grantor's 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 920 Lincoln Street, Klamath Falls, Oregon 97601 specifically described as:

A portion of Lot 7, Block 56, NICHOLS ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon, more particularly described as follows:

Beginning on the Southerly side of Lincoln Street in the City of Klamath Falls, Oregon, at the intersection with the South line of said street with the line between Lots 6 and 7, Block 56 of Nichols Addition to the City of Klamath Falls, Oregon; thence Northeasterly along South line of Lincoln Street 40 feet; thence Southeasterly at right angles to Lincoln Street 100 feet; thence Southwesterly and parallel to Lincoln Street 40 feet; thence Northwesterly along said line between said Lots 6 and 7, 100 feet to the point of beginning, being a tract of land off the Westerly side of Lot 7 aforesaid, having frontage of 40 feet on Lincoln Street and depth of 100 feet.

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 28th day of May, 2024.

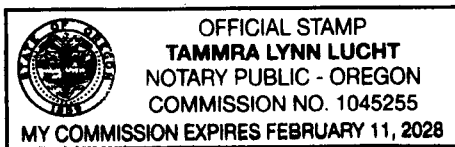

FREDRICK HORN

STATE OF OREGON)

) ss.

County of Klamath)

This instrument was acknowledged before me on the 28th day of May, 2024 by Fredrick Horn.




Notary Public for Oregon

My Commission Expires: 2/11/28