

2024-004327

Klamath County, Oregon



00329003202400043270030039

05/30/2024 02:11:46 PM

Fee: \$92.00

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 224 Pacific Terrace, Klamath Falls, Oregon 97601 specifically described as:

Attached hereto as Exhibit "A"

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

Rebecca Whitney-Smith

Returned at Counter

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

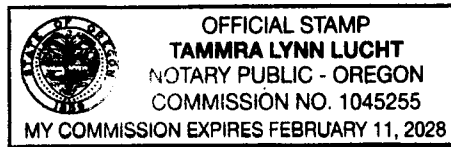
STATE OF OREGON

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) ss.

County of Klamath

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

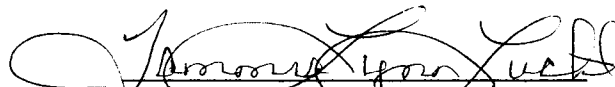

Notary Public for Oregon
My Commission Expires: 2/11/28

EXHIBIT "A"

- ✓ A portion of Lot 15, Block 42, HOT SPRINGS ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, and Block 1-A WILLIAMS ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the North line of Williams Addition to the City of Klamath Falls, Oregon, which is 7.67 feet South 89° 20' East along the North line of Block 1-A from the most Northwesternly corner thereof, and running thence North 31° 51' East 131.04 feet to a point which is on the Westerly line of Pacific Terrace in Hot Springs Addition to the City of Klamath Falls, Oregon; thence South 20° 55' East along the Westerly line of Pacific Terrace 61.2 feet to a point; thence South 41° 20' West a distance of 73 feet to a point on the boundary between Hot Springs and Williams Addition; thence continuing South 41° 20' West a distance of 20.89 feet to a point on the Northeastery line of Alameda Street; thence North 66° 05' West along said line of Alameda Street 33.45 feet; thence North 31° 51' East 3.06 feet to the point of beginning.