

2024-005718
Klamath County, Oregon
07/03/2024 11:26:02 AM
Fee: \$82.00

After recording, please send to:
Nick and Nicole Trenchard
4655 Austin Street
Klamath Falls, OR 97603

* Please also send tax statements to above address.

SITUS: 5439 Shasta Way, Klamath Falls, OR

QUITCLAIM DEED

This Quitclaim Deed, executed this 30 of June, 2024.

By Grantor, Shelly Jamieson, *Successor Trustee of the Biehn Revocable Living Trust dated February 17, 2022.*

To Grantees, Nick Trenchard and Nicole Trenchard, as tenants by the entirety.

WITNESSETH, that the said Grantor, pursuant to the terms of the *Biehn Revocable Living Trust dated February 17, 2022*, which is hereby acknowledged, does hereby remise, release, and quitclaim unto said Grantees forever, all the right, title, interest, and claim which the said Grantor has in the remaining one-half interest to the following described parcel of land, and improvements and appurtenances thereto in the County of Klamath, State of Oregon, To Wit:

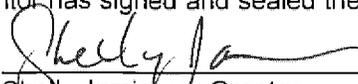
Twp 38, Range 9, Block Section 35, Tract Parcel 2 of Partition #51-94, Acres 1.50, MS x236862

Mfd Struct Serial #N15320, X# 236862 on Real MS, 1996 Goldenwest K8655 27x56

The true and actual consideration for this conveyance is \$0.00.

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.

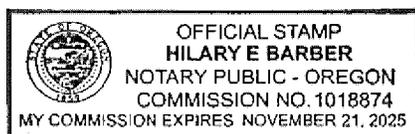
IN WITNESS WHEREOF, The said Grantor has signed and sealed these presents the day and year above written.

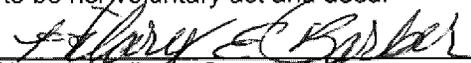


Shelly Jamieson, Grantor
Successor Trustee of the Biehn Revocable Living Trust

State of Oregon)
County of Marion)

On this 30 day of June, 2024, Shelly Jamieson, Successor Trustee of the Biehn Revocable Living Trust, personally appeared and acknowledged the foregoing instrument to be her voluntary act and deed.





Notary Public for Oregon
My Commission Expires: 11/21/25