

After recording, please send to:

Judy L. Anderson
29331 A Street
Klamath Falls, OR 97601

* Please also send tax statements to above address.

SITUS: Multiple, Klamath Falls, Oregon

Quitclaim Deed

This Quitclaim Deed, executed this 30 day of July, 2024

By Grantor: **Judy L. Anderson,**

To Grantee: **Judy L. Anderson, as Trustee of the Judy L. Anderson 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:

Judy L. Anderson

State of Oregon)
County of Klamath)

The above-mentioned person, **Judy L. Anderson**, appeared before me and acknowledged that she executed the above instrument. Affirmed before me on July 30, 2024.

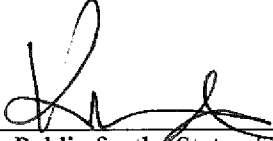
Notary Public for Oregon

My Commission Expires: March 31, 2026

See Notary Acknowledgment
Attached

State of Oregon}
County of Klamath}

Signed and acknowledged before me on July 30, 2024 by Judy L. Anderson.
Signature affixed by Jessie L. Doherty at the direction of Judy L. Anderson.



Notary Public for the State of Oregon
Residing at: Klamath County
Commission Expires: March 31, 2026

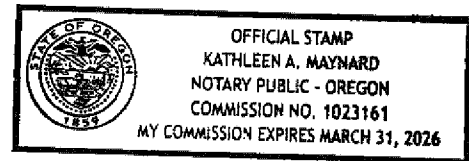


Exhibit A

Account #314234 – Parcel #3606-10CA-2100

Legally described as:

Beginning at a point South 89° 17' West 758.11 feet from the center quarter corner of Section 10, Township 36 South, Range 6 East of the Willamette Meridian; thence South 0° 36' West 66.8 feet, more or less, to the North Bank of Pitt Creek; thence Easterly and Northerly along the North bank of Pitt Creek to its intersection with the East-West centerline of said Section 10; thence South 89° 17' West along said centerline to the point of beginning.

Account #314332 – Parcel #3606-10CA-03100

Legally described as:

West 20 feet of Lot 7, FRONTIER TRACTS, in the County of Klamath, State of Oregon.

EXCEPTIONS:

1. *Restrictions as shown on the recorded plat of Frontier Tracts.*
2. *Easement as recorded in Book 279, Page 241 for electric transmission line.*
3. *Restrictions as recorded in Book 332, page 67 and Book M-67, page 4107 which states "Subject to reservation that no commercial enterprises shall be operated on above described real property.*
4. *Rights of public and governmental bodies to portion of above described property lying below high water mark of Pitt Creek and ownership of State of Oregon in portion lying below high water mark thereof.*

Account #314528 – Parcel #3606-010CA-04200

Legally described as:

A portion of the NE ¼ SW ¼, Section 10, Township 36 South, Range 6 E.W.M., the true beginning of which is located as follows: Beginning at an iron pin at the Southwest corner of Lot 25, FRONTIER TRACTS, said corner being S. 0° 36' West a distance of 669.40 feet and S. 89° 24' W. a distance of 460 feet from the center on-quarter corner of said Section 10; thence N. 0° 36' E. a distance of 247.0 feet to an iron pin; thence S. 89° 24' W. a distance of 50.0 feet to an iron pin; thence N. 0° 36' E. a distance of 99.2 feet to an iron pin on the South line of "A" Street, "Frontier Tracts"; thence S. 89° 17' W. along the South line of said "A" Street 45 feet to the three foot length of 2 inch diameter pipe drive flush with the ground surface which marks the true point of beginning for the description of the exterior boundary of the land described.

Beginning at the above said point of true beginning; thence S. 89° 17' W. on the South line of "A" Street, "Frontier Tracts" a distance of 145.0 feet to an iron pin; thence S. 00° 36' W. a distance of 158.2 feet; thence N. 80° 40' E. a distance of 65.99 feet; thence N. 00° 36' E. a distance of 83.1 feet; thence N. 89° 17' E. a distance of 80.00 feet; thence N. 00° 36' E. a distance of 65.0 feet to the above said true beginning.