

*Landi Law LLC*  
Returned at Counter

2024-007253

Klamath County, Oregon



00332503202400072530020026

08/20/2024 08:43:10 AM

Fee: \$87.00

AFTER RECORDING, RETURN TO:  
Juan Hernandez and Ruby Hernandez  
Trustees of the Hernandez Family  
Revocable Living Trust  
10778 Wright Avenue  
Klamath Falls, Oregon 97603

SEND TAX STATEMENTS TO:  
Juan Hernandez and Ruby Hernandez  
Trustees of the Hernandez Family  
Revocable Living Trust  
10778 Wright Avenue  
Klamath Falls, Oregon 97603

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### QUIT CLAIM DEED

**KNOWN ALL MEN BY THESE PRESENTS**, that JUAN HERNANDEZ AND RUBY HERNANDEZ hereafter called Grantors, for the consideration hereafter stated, do hereby remise, release, and quit claim unto Juan Hernandez and Ruby Hernandez, Trustees of the Hernandez Family Revocable Living Trust, hereafter called Grantees, 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 10778 Wright Avenue, Klamath Falls, Oregon, specifically described as:

Unit 10778, (Wright Avenue), Tract 1336-FALCON HEIGHTS  
CONDOMINIUMS-STAGE 1 according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

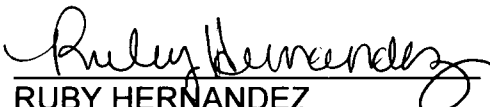
The true and actual consideration paid for this transfer is a sum other than money. The actual consideration consists of other property or value given or promised which is the whole consideration.

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 16<sup>th</sup> day of August, 2024.

  
JUAN HERNANDEZ

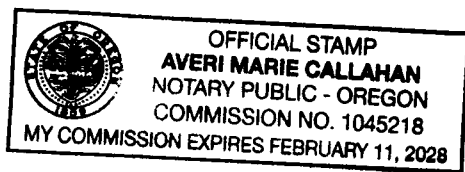
  
RUBY HERNANDEZ

STATE OF OREGON

)  
) ss.  
)

County of Klamath

This instrument was acknowledged before me on the 16<sup>th</sup> day of August, 2024 by JUAN HERNANDEZ and RUBY HERNANDEZ.



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