

2024-007417

Klamath County, Oregon



00332721202400074170040047

08/26/2024 11:42:14 AM

Fee: \$97.00

This instrument was prepared by:

Christopher P Linehan

3754 Tangled Fern Court

Las Vegas NV 89129

Once recorded, return to:

Christopher P Linehan & Kerri R Linehan

3754 Tangled Fern Court

Las Vegas Nevada 89129

This Space for Recorder's Use Only.

Oregon Quitclaim Deed

State of Oregon, County of Klamath

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of

zero

US Dollars (\$) in hand, paid to

Christopher P Linehan & Kerri R Linehan,

a married couple

with an address of

3754 Tangled Fern Court Las Vegas NV 89129

(the "Grantor" or "Grantors"), does/do hereby remise, release, and forever quit claim to Trustees

The Christopher P Linehan & Kerri R Linehan Revocable Living Trust Agreement Kerri R Linehan

a Nevada Trust

with an address of + Christopher P. Linehan

3754 Tangled Fern Court Las Vegas NV 89129

(the "Grantee" or Grantees") all the rights, title, interest, and claim in or to the following

described real estate, situated in Klamath County, Oregon, to wit:

A complete legal description of the real property being conveyed by this instrument is attached hereto on page 4 as EXHIBIT A.

Tax Parcel ID Number 260577

The property identified herein ☐ is -OR- ☒ is not registered as the homestead of the Grantor(s).

Until amended, tax information shall be sent to:

Name: Christopher P Linehan & Kerri R Linehan


Address: 3754 Tangled Fern Court Las Vegas NV 89129

TO HAVE AND TO HOLD, all and singular the described property, together with the tenements, hereditaments, and appurtenances belonging, or in anywise appertaining thereto, unto the Grantee(s), and their heirs and assigns forever.

IN WITNESS WHEREOF, the Grantor(s) has/have duly executed this Quitclaim Deed as of the date hereinunder.

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 SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Grantor Signature:



Date:

08/07/24

Printed Name:

Christopher P Linehan

Grantor Signature:



Date:

08/07/2024

Printed Name:

Kerri R Linehan

NOTARY ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of ~~Oregon~~ ^{Nevada})
County of CLARK)

On 08/07/2024 before me, SUSAN Weber,
personally appeared Christopher Linehan and Kerri Linehan,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the state of ~~Oregon~~ ^{Nevada} that the foregoing paragraph
is true and correct.

WITNESS my hand and official seal.

Signature Susan Weber
Printed Name SUSAN Weber
My Commission Expires 03/15/2026



(Seal)

EXHIBIT A

Legal description of the real property being conveyed by this instrument.

Parcel number 3510 015B0 04000 Lot 1 Block 6 Klamath Forest Estates