

2024-007537

Klamath County, Oregon



08/29/2024 09:47:14 AM

Fee: \$82.00

After Recording, Return To:

John Richard Nevins and Beverly Jean Nevins, Trustees  
70 Pine Street  
Klamath Falls OR 97601

Mail Tax Statements To:

John Richard Nevins and Beverly Jean Nevins, Trustees  
70 Pine Street  
Klamath Falls OR 97601

Oakes Law  
Returned at Counter

QUITCLAIM DEED

(ORS §93.110)

J. RICHARD NEVINS and BEVERLY J. NEVINS, husband and wife, the GRANTORS, HEREBY RELEASE AND QUITCLAIM TO JOHN RICHARD NEVINS and BEVERLY JEAN NEVINS, as co-Trustees of THE NEVINS LIVING TRUST, U/A dated August 28, 2024, the GRANTEES, and to Grantee's successors and assigns, all of THE FOLLOWING described real property located in the County of Klamath, State of Oregon:

A parcel of land lying in Lot 5, Block 21, ORIGINAL TOWN OF LINKVILLE, now Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the Southeasterly side of Pine Street which point is 15 feet Northeasterly from the most Westerly corner of said Block 21; thence Southerly at right angles to Pine Street 120 feet, more or less, to the Southeasterly line of Lot 5 of said Block 21; thence Northeasterly along said Southeasterly lien of said Lot 5 to a point 2.25 feet Southwesterly of the Southwesterly line of Lot 6 of said Block 21; thence Northwesterly and parallel with Southwesterly line of said Lot 6, 120 feet, more or less to the Southeasterly line of Pine Street; thence Southwesterly along the Southeasterly lien of Pine Street to the point of beginning.

Map/Tax: 3809-032BD-07400/475569

More commonly known as 70 Pine Street, Klamath Falls, Oregon

The true consideration for this conveyance is \$0 ("None").

The then-acting Trustee has the power and authority to encumber or otherwise to manage and dispose of the hereinabove described real property; including, but not limited to, the power to convey.

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

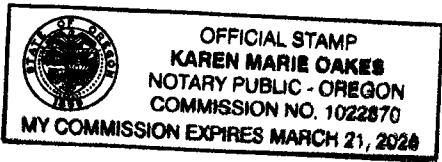
Dated this 28th day of August, 2024.

J. Richard Nevins  
J. RICHARD NEVINS

Beverly J. Nevins  
BEVERLY J. NEVINS

STATE OF OREGON )  
 ) ss.  
COUNTY OF KLAMATH )

The foregoing instrument was acknowledged before me on this August 28, 2024, by J. RICHARD NEVINS and BEVERLY J. NEVINS



Karen Marie Oakes  
NOTARY PUBLIC  
My Commission Expires: