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Oakes Law LLC



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09/19/2024 02:37:01 PM

Fee: \$82.00

After Recording, Return To:  
Paul B. Fortin  
1412 Kane Street  
Klamath Falls OR 97603  
  
Mail Tax Statements To:  
Paul B. Fortin  
1412 Kane Street  
Klamath Falls OR 97603

QUITCLAIM DEED  
(ORS §93.110)

PAUL B. FORTIN, the GRANTOR, HEREBY RELEASES AND QUITCLAIMS TO Paul B. Fortin, as Trustee of THE FORTIN LIVING TRUST, U/A dated September 18, 2024, the GRANTEE, and to Grantee's successors and assigns, all of THE FOLLOWING described real property located in the County of Klamath, State of Oregon:


The North one-half of Lot 32 of FAIR ACRES SUBDIVISION NO. 1, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, EXCEPTING THEREFROM the East 5 feet thereof conveyed to Klamath County for the widening of Kane Street by instrument recorded December 2, 1963 in Volume 349 at page 474, Deed Records of Klamath County, Oregon. .

Map/Tax: 3809-035DC-03700-00/449937  
More commonly known as 1412 Kane Street, Klamath Falls, OR.

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

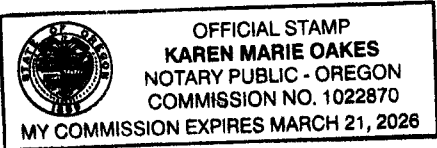
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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.


Signed on: September 18, 2024, Klamath County, Oregon.

  
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PAUL B. FORTIN

STATE OF OREGON )  
 ) ss.  
COUNTY OF KLAMATH )

The foregoing instrument was acknowledged before me on this September 18, 2024, by PAUL B. FORTIN.



  
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NOTARY PUBLIC  
My Commission Expires: March 21, 2026