

2024-008256

Klamath County, Oregon

09/20/2024 09:25:02 AM

Fee: \$97.00

RECORDING COVER SHEET

This cover sheet was prepared by the person presenting the instrument for recording. The information on this sheet is a reflection of the attached instrument and was added for the purpose of meeting first page recording requirements in the State of Oregon, ORS 205.234, and does NOT affect the instrument.

AFTER RECORDING RETURN TO:

Servicelink 2001780589

1355 Cherrington pkwy

Moon Township, PA 15108

1) TITLE(S) OF THE TRANSACTION(S) ORS 205.234(a)

Statutory Quitclaim Deed

2) DIRECT PARTY / GRANTOR(S)/MORTGAGEE(S) ORS 205.125(1)(b) and 205.160

Louise Camille, Trustee of the Louise Camille Revocable Trust dated April 3, 2019

Address: 5775 Sunset Ridge Road, Klamath Falls, OR 97601

3) INDIRECT PARTY / GRANTEE(S)/MORTGAGOR(S) ORS 205.125(1)(a) and 205.160

Louise Camille, Trustee of the Louise Camille Revocable Trust dated April 3, 2019

Address: 5775 Sunset Ridge Road, Klamath Falls, OR 97601

4) ADDITIONAL PARTY / BENEFICIARY/TRUSTEE/ASSIGNEE

N/A

5) TRUE AND ACTUAL CONSIDERATION

ORS 93.030(5) – Amount in dollars or other

\$0.00

6) UNTIL A CHANGE IS REQUESTED,

ALL TAX STATEMENTS SHALL BE

Louise Camille

**Address: 5775 Sunset Ridge Road,
Klamath Falls, OR 97601**

7) SATISFACTION of ORDER or WARRANT

ORS 205.125(1)(e)

FULL

8) The amount of the monetary

obligation imposed by the order

or warrant. ORS 205.125(1)(c)

\$ 0.00

9) If this instrument is being Re-Recorded, complete the following statement, in accordance with ORS 205.244: "RE-RECORDED AT THE REQUEST OF _____ TO

CORRECT _____ PREVIOUSLY RECORDED IN BOOK ____ PAGE ___, OR FEE

NUMBER ____."

AmeriTitle
046905AM

After Recording, Return to:

ServiceLink, LLC
1355 Cherrington Parkway
Moon Township, PA 15108

Grantee(s) Tax-Mailing Address:

Louise Camille, Trustee of the Louise Camille Revocable Trust dated April 3, 2019
5775 Sunset Ridge Rd, Klamath Falls, OR 97601

File No: 2001780589

Parcel Number: 3808-01200-01100

STATUTORY QUITCLAIM DEED

Louise Camille, Trustee of the Louise Camille Revocable Trust dated April 3, 2019, who acquired title as Louise Camille, Trustee of the Louise Camille Revocable Trust, ("Grantor"), releases and quitclaims to Louise Camille, Trustee of the Louise Camille Revocable Trust dated April 3, 2019, ("Grantee"), all right, title, and interest in and to the following described real property:

Parcel 3 of Major Land Partition No. 80-24 in Section 12, Township 38 South, Range 8 East of the Willamette Meridian of Klamath County, Oregon;

Beginning at a point on the South line of said SE1/4 NW1/4 which bears South 89°47'18" East a distance of 752.93 feet from the iron pin marking the Southwest corner of said SE1/4 NW1/4, said point being on the centerline of a 60 foot road easement; thence following said centerline the following courses and distances North 60°13'35" West a distance of 95.93 feet; thence along the arc of a curve to the right, having an angle of 51°13'45" and a long chord which bears North 34°36'42" West 283.08 feet, a distance of 292.74 feet; thence North 08°59'50" West a distance of 86.02 feet; thence North 32°02'20" West a distance of 203.59 feet; thence leaving said centerline, South 89°47'18" East a distance of 223.62 feet to a half inch iron pin on an existing fence line; thence following said fence line, South 33°29'12" East, 70.55 feet; South 43°06'47" East 209.16 feet; South 29°10'19" East, 244.94 feet; South 35°56'40" East, 139.32 feet to a half inch iron pin on the South line of said SE1/4 NW1/4; thence along said South line, North 89°47'18" West a distance of 241.15 feet, more or less, to the point of beginning.

Property Address is: 5775 Sunset Ridge Rd, Klamath Falls, OR 97601

Prior deed recorded at **Instrument No.** _____

The true and actual consideration for this transfer is \$0.00.

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.

Executed by the undersigned on 9/9/20th24, 2024:

GRANTOR:

Louise Camille
Louise Camille, Trustee of the Louise Camille Revocable Trust dated April 3, 2019, who acquired title as Louise Camille, Trustee of the Louise Camille Revocable Trust

STATE OF OREGON
COUNTY OF CLATSOP

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT **Louise Camille**, personally known to me, or has produced DRIVERS LICENSE, as identification, to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that (he/she/they) signed, sealed, and delivered the said instrument as (his/her/their) free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 9 day of SEPT, 2024.

Kenneth James Dickinson
Notary Public

Prepared by: Joseph Fearey, Oregon Bar No. 161115, Cordell Law LLC, 5315 N Clark Street #173, Chicago, IL 60640, (866) 363-3337.

The preparer of this instrument has neither been requested to nor has the preparer conducted a title search or an inspection of the real property transferred hereby. No representations or warranties as to accuracy of the description, the status of title or condition of the real property have been made by the preparer.

