

2024-008657

Klamath County, Oregon



00334206202400086570020023

10/04/2024 10:40:28 AM

Fee: \$87.00

AFTER RECORDING, RETURN TO:

Suzette Hester  
Trustee of the  
Suzette Hester Revocable  
Living Trust  
5946 Ruddy Duck Dr  
Bonanza, OR 97623

SEND TAX STATEMENTS TO:

Suzette Hester  
Trustee of the  
Suzette Hester Revocable  
Living Trust  
5946 Ruddy Duck Dr  
Bonanza, OR 97623

*Landi Law LLC*  
Returned at Counter

### QUIT CLAIM DEED

**KNOWN ALL MEN BY THESE PRESENTS**, that Suzette Hester, hereafter called Grantor, for the consideration hereafter stated, do hereby remise, release, and quit claim unto Suzette Hester, Trustee of the Suzette Hester Revocable Living Trust, hereafter called Grantee, 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 5946 Ruddy Duck Dr. Bonanza, OR 97623; legally described as follows:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF KLAMATH, STATE OF OREGON, AND IS DESCRIBED AS FOLLOWS:

LOT 6, BLOCK 47, KLAMATH FALLS FOREST ESTATES HIGHWAY 66 UNIT, PLAT NO. 2, 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 3 day of October, 2024.

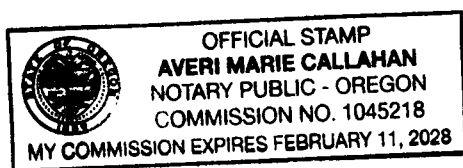
Suzette M. Hester  
SUZETTE HESTER

STATE OF OREGON

)  
) ss.  
)

County of Klamath

This instrument was acknowledged before me on the 3 day of October, 2024 by Suzette Hester.



Averi Marie Callahan  
Notary Public for Oregon  
My Commission Expires: 2/11/2028