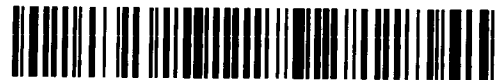


2024-010843

Klamath County, Oregon



00336778202400108430030035

12/16/2024 11:18:54 AM

Fee: \$92.00

After Recording, Return To:

Janice Ann Weaver, as Trustee
317 Alviso Way
Encinitas, CA 92024

Mail Tax Statements To:

Janice Ann Weaver, as Trustee
317 Alviso Way
Encinitas, CA 92024

QUITCLAIM DEED

(ORS §93.110)

JANICE ANN WEAVER, a widow, the GRANTOR,

Whose mailing address is 317 Alviso Way, Encinitas, CA 92024;

HEREBY RELEASES AND QUITCLAIMS TO

JANICE ANN WEAVER, as Trustee of THE JANICE ANN WEAVER LIVING TRUST, U/A dated Nov. 18, 2023, the GRANTEE,

Whose mailing address is 317 Alviso Way, Encinitas, CA 92024;

and to Grantee's successors and assigns, all of THE FOLLOWING described real property located in the County of Klamath, State of **Oregon**:

→ More commonly known as Undeveloped Land in Crater Lake, Klamath County, OR. SEE Exhibit A

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 18 day of Nov., 2023.


JANICE ANN WEAVER

STATE OF CALIFORNIA

)

) ss.

COUNTY OF SAN DIEGO

)

The foregoing instrument was acknowledged before me on this November 18, 2023, by
JANICE ANN WEAVER.

Erin Thomas

NOTARY PUBLIC

My commission expires: NOV. 27, 2024

IF Exhibit to Deed? OR (PropDesc? AND LENGTH(PropDesc) >= 228)



Unofficial Copy

Exhibit A

Legal Description Details

Lot Number: 16 Block: 31 Subdivision Name: KLAMATH FOREST ESTATES 1ST ADDITION
Sec/Twn/Rng/Mer: SEC 23 TWN 35S RNG 10E Brief Description: KLAMATH FOREST
ESTATES 1ST ADDITION, BLOCK 31, LOT 16

Parcel Number: R-3510-023C0-04200-000

3.17 Acres Undeveloped Land, Sprague River, OR 97639