

Grantor:

Francisco Quiroga Jr. and Judy R. Quiroga, as tenants
by the entirety
3863 Bow Drive
Copperopolis, California 95228

Grantee:

Judy Quiroga and Frank Quiroga, Jr., Trustees of the
Judy and Frank Quiroga Revocable Living Trust dated
August 1, 2024, and any amendments thereto.
3863 Bow Drive
Copperopolis, California 95228

After recording return to:

Next Phase Law
151 NE Ivy Street
Portland, Oregon 97212

**Until requested, all tax statements shall be
sent to:**

Francisco Quiroga Jr. and Judy R. Quiroga
3863 Bow Drive
Copperopolis, California 95228

STATUTORY BARGAIN AND SALE DEED

Francisco Quiroga Jr. and Judy R. Quiroga, as tenants by the entirety, convey to Judy Quiroga and Frank Quiroga, Jr., Trustees of the Judy and Frank Quiroga Revocable Living Trust dated August 1, 2024, and any amendments thereto, all of their right, title, and interest in and to the real property situated in Klamath County, Oregon, more particularly described as follows:

LEGAL DESCRIPTION:

Lot 49, Block 32, 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, Klamath County,
Oregon.

The true consideration for this conveyance is \$0.


The purpose of this Statutory Warranty Deed is for estate planning purposes and to transfer all
of Grantors' right, title, and interest in the property described above to their revocable living
trust.


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 PERPERTY 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 USERS 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 10th day of October, 2024

GRANTORS


Francisco Quiroga Jr.


Judy R. Quiroga

CERTIFICATE OF ACKNOWLEDGEMENT

A Notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not to the truthfulness, accuracy, or validity of that document.

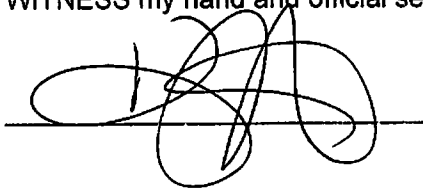
STATE OF CALIFORNIA)
COUNTY OF SAN JOAQUIN)

On October 10, 2024, before me, Kemen Archuleta Notary Public, personally appeared Francisco Quiroga Jr. and Judy R. Quiroga, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their

signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under penalty of perjury under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

A handwritten signature in black ink, consisting of a series of loops and flourishes, is written over a horizontal line.