

AFTER RECORDING RETURN TO:
Sandahl & Damhof
3500 American Blvd W, Suite 190
Bloomington, MN 55431
File No. 10725

MAIL TAX STATEMENTS TO:
Gail B. Seifert
2609 East 22nd Street
Minneapolis, MN 55406

Tax ID No.: 3611-009B0-06900

QUITCLAIM DEED

THIS DEED made and entered into on this 18th day of December, 2024, by and between **Gail B. Seifert, individually and as the survivor with right of survivorship of Clark B. Seifert, who passed away on July 13, 2023**, residing at 2609 East 22nd Street, Minneapolis, MN 55406, hereinafter referred to as Grantor(s) and **Gail B. Seifert, as Trustee of the Gail B. Seifert Trust dated December 18, 2024**, residing at 2609 East 22nd Street, Minneapolis, MN 55406, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s) do this day remise, release and quitclaim to the said Grantee(s) the following described real estate located in Klamath County, Oregon:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Commonly known as: Vacant Land, Klamath Falls, OR 97639

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS (CHECK ONE):

- ☐ \$ _____
☐ For Valuable Consideration
☐ Love & Affection
☐ Gift
☒ To Change Vesting. See ORS 93.030.


This conveyance is subject to easements, covenants, conditions, restrictions, reservations, rights-of-way and limitations of record, if any.

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee(s) and unto the heirs, administrators, successors or assigns of the Grantee(s) forever in FEE SIMPLE.

NOTE: Death Certificate for Clark B. Seifert is attached hereto.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON(S) TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE RIGHTS, IF ANY, OF THE PERSON(S) 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(S) 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 18th day of December, 2024.



Gail B. Seifert

STATE OF MINNESOTA
COUNTY OF HENNEPIN

The foregoing instrument was acknowledged before me on this 18th day of December, 2024 by **Gail B. Seifert**.



Notary Public

Notary Public for State of Minnesota

My Commission Expires January 31, 2026

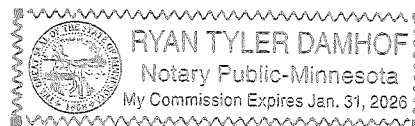


EXHIBIT A
LEGAL DESCRIPTION

Lot 9 of Nimrod Park as per plat filed for record November 21, 1962, records of said County.

Together with a portion of Lot 27 of Nimrod River Park, more particularly described as follows:

Beginning at the Southeast corner of Lot 9; thence S.0°54' E across Lot 27 to a point on the Northerly Bank of the Sprauge River; thence in a westerly direction along the Northerly bank of said river to a point, which point is the intersection of the southerly prolongation of the Westerly sideline of said Lot 9 and the Northerly river; thence, from said intersection N. 0° 54' W to the southwest corner of said Lot 9; thence S 86° 31' E along the southerly line of said lot to the point of beginning.

Parcel ID Number: 3611-009B0-06900

Property commonly known as: Vacant Land, Klamath Falls, OR 97639

STATE OF MINNESOTA
CERTIFICATION OF VITAL RECORD

CERTIFICATE OF DEATH

STATE FILE NUMBER

2023-MN-026007

DECEDENT

CLARK BENJAMIN SEIFERT SR

LAST NAME BEFORE
FIRST MARRIAGE

ALSO KNOWN AS

SOCIAL SECURITY NUMBER

SEX

MALE

BORN

FEBRUARY 16, 1939

PLACE OF BIRTH

MINNEAPOLIS

MINNESOTA

DATE OF DEATH

JULY 13, 2023

PLACE OF DEATH

UNIV OF MN M HEALTH FAIRVIEW MED CTR EAST BANK
MINNEAPOLIS HENNEPIN MINNESOTA

MARITAL STATUS

MARRIED

SPOUSE

GAIL BEATTY SEIFERT

LAST NAME BEFORE
FIRST MARRIAGE

GREENE

RESIDENCE

MINNEAPOLIS HENNEPIN MINNESOTA

PARENT

EARLA MAE DELANO

PARENT

CARL SEIFERT

FUNERAL HOME

WASHBURN-MCREAVY NOKOMIS PARK CHAPEL

DISPOSITION

BURIAL

CAUSE OF DEATH

IMMEDIATE

MULTI-SYSTEM ORGAN FAILURE

UNDERLYING

PULSELESS ELECTRICAL ACTIVITY CARDIAC ARREST

SEPTIC SHOCK

GRAM POSITIVE BACTEREMIA

OTHER CONTRIBUTING
CONDITIONS

MANNER

NATURAL

MEDICAL CERTIFIER

JASON ALAN BARTOS, M.D.

420 DELAWARE STREETSE, MMC 508, MINNEAPOLIS, MINNESOTA, 55455

THIS RECORD HAS NOT BEEN AMENDED

THIS IS A TRUE AND CORRECT RECORD OF DEATH REGISTERED IN THE MINNESOTA OFFICE OF VITAL RECORDS.



27A-001874084

MR&C Certificate ID
14768636

FILED: JULY 17, 2023

Molly Mulcahy Crawford

Molly Mulcahy Crawford
STATE REGISTRAR

ISSUED: JULY 18, 2023

HENNEPIN COUNTY SERVICE CENTER-GC

THIS CERTIFICATE IS VALID ONLY WHEN PRINTED ON OFFICIAL WATERMARKED
SECURITY PAPER WITH A SECURITY THREAD AND STATE SEAL OF MINNESOTA.

ANY ALTERATION OR ERASURE VOIDS THIS CERTIFICATE

