

2025-000157

Klamath County, Oregon



00337487202500001570020024

01/08/2025 01:58:19 PM

Fee: \$87.00

AFTER RECORDING, RETURN TO:

Maria F. Anderson
Trustee of the Maria F. Anderson
Revocable Living Trust
135 Lincoln St
Klamath Falls, Oregon 97601

SEND TAX STATEMENTS TO:

Maria F. Anderson
Trustee of the Maria F. Anderson
Revocable Living Trust
135 Lincoln St
Klamath Falls, Oregon 97601

QUIT CLAIM DEED

KNOWN ALL MEN BY THESE PRESENTS, that Maria F. Anderson, hereafter called Grantor, for the consideration hereafter stated, do hereby remise, release, and quit claim unto Maria F. Anderson, Trustee of the Maria F. Anderson 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 135 Lincoln St, Klamath Falls, Oregon 97601, legally described as follows:

LOTS 5 AND 6 IN BLOCK 39, FIRST ADDITION TO THE CITY OF KLAMATH FALLS, AND LOT 2 IN BLOCK 17 OF THE EWAUNA HEIGHTS ADDITION TO THE CITY OF KLAMATH FALLS, 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 day of January 8, 2025.

Maria F. Anderson
MARIA F. ANDERSON

STATE OF OREGON

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) ss.
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County of Klamath

This instrument was acknowledged before me on the day of January 8, 2025 by Maria F. Flores

[Signature]
Notary Public for Oregon
My Commission Expires:

