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Klamath County, Oregon

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01/08/2025 01:58:36 PM

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

QUIT CLAIM DEED

KNOWN ALL MEN BY THESE PRESENTS, that Suzette M. Hester, hereafter called Grantor, for the consideration hereafter stated, do hereby remise, release, and guit 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 30day of December, 2024.

SUZEZTE M. HESTER

STATE OF OREGON

ss.

County of Klamath

This instrument was acknowledged before me on the 3 day of December, 2024

by Suzette Hester.

Notary Public for Oregon

My Commission Expires: Z/II/WZX

OFFICIAL STAMP
AVERI MARIE CALLAHAN
NOTARY PUBLIC - OREGON
COMMISSION NO. 1045218
MY COMMISSION EXPIRES FEBRUARY 11, 2028