

After recording, please send to:

Wally T. Kawasaki
1212 N. Eldorado Ave.
Klamath Falls, OR 97601

* Please also send tax statements to above address.

SITUS: 1212 N. Eldorado Ave., Klamath Falls, OR
4224 Fargo Street, Klamath Falls, OR

Quitclaim Deed

This Quitclaim Deed, executed this 14th day of January, 2025

By Grantor: **Wally T. Kawasaki**

To Grantee: **Wally T. Kawasaki, as Trustee of the Wally T. Kawasaki Revocable Living Trust**


WITNESSETH, that the said Grantor does hereby remise, release, and quitclaim unto said Grantee forever, all the right, title, interest, and claim which the said Grantor has in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Klamath, State of Oregon, To Wit:

Exhibit A

The true actual consideration for this transfer is **\$0.00**. ORS 93.930.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSONS RIGHTS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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 (Definitions for ORS 92.010 to 92.192) OR 215.010 (Definitions), 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 (Definitions for ORS 30.930 to 30.947), AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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.

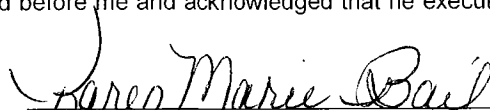
IN WITNESS WHEREOF, That said Grantor has signed and sealed these presents the day and year first above written.
Signed, sealed, and delivered in the presence of:



Wally T. Kawasaki

State of Oregon)
County of Klamath)

The above-mentioned person, **Wally T. Kawasaki**, appeared before me and acknowledged that he executed the above instrument. Affirmed before me on January 14, 2025.



Notary Public for Oregon
My Commission Expires: 2-11-2028

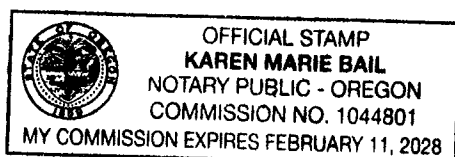


Exhibit A

4224 Fargo Street, Klamath Falls, OR

The South 15 feet of Lot 3 and the North 45 feet of Lot 4 of Tonatee Homes, according to the official plat thereof on file in the records of Klamath County, Oregon.

Account #: 554368 / Map #: 3909-011CC-06000 / Tax #: 041-554368

1212 N. Eldorado Ave., Klamath Falls, OR

BEGINNING AT A POINT ON THE WESTERLY LINE OF ELDORADO STREET AT A POINT 52 FEET NORTHWESTERLY FROM THE MOST EASTERLY CORNER OF BLOCK 32, HOT SPRINGS ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON; THENCE SOUTHWESTERLY AT RIGHT ANGLES TO ELDORADO STREET 90 FEET; THENCE NORTHWESTERLY PARALLEL TO ELDORADO STREET 28 FEET; THENCE SOUTHWESTERLY PARALLEL WITH LEROY STREET 40 FEET TO ALLEY; THENCE NORTHWESTERLY ALONG SAID ALLEY 22 FEET; THENCE NORTHEASTERLY 130 FEET PARALLEL WITH LEROY STREET TO THE WESTERLY LINE OF ELDORADO STREET; THENCE SOUTHEASTERLY ALONG SAID LINE 50 FEET TO THE POINT OF BEGINNING, BEING PART OF LOTS 4 AND 5 OF BLOCK 32, HOT SPRINGS ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

Commonly known as: 1212 N Eldorado Avenue, Klamath Falls, OR 97601 Parcel JD: 215519

2021-019083

Klamath County, Oregon

12/27/2021 01:13:01 PM

Fee: \$92.00

Prepared By:

Susan Steinman, Esq.
9145 Wallace Road NW
Salem, OR 97304
OR Bar ID: 106918

Until a Change is Requested,

Mail Tax Statements To:

Wally T. Kawasaki
1212 N Eldorado Avenue
Klamath Falls, OR 97601

Return To:

Wally T. Kawasaki
1212 N Eldorado Avenue
Klamath Falls, OR 97601

Order Number:

71428060

7987879

STATUTORY BARGAIN AND SALE DEED

WALLY T. KAWASAKI, a married man and **APRIL A. KAWASAKI**, a married woman, who acquired title as husband and wife, and have both since remarried, Grantors, convey to **WALLY T. KAWASAKI**, a married man, Grantee, the following-described real property located in Klamath County, Oregon:

BEGINNING AT A POINT ON THE WESTERLY LINE OF ELDORADO STREET AT A POINT 52 FEET NORTHWESTERLY FROM THE MOST EASTERLY CORNER OF BLOCK 32, HOT SPRINGS ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON; THENCE SOUTHWESTERLY AT RIGHT ANGLES TO ELDORADO STREET 90 FEET; THENCE NORTHWESTERLY PARALLEL TO ELDORADO STREET 28 FEET; THENCE SOUTHWESTERLY PARALLEL WITH LEROY STREET 40 FEET TO ALLEY; THENCE NORTHWESTERLY ALONG SAID ALLEY 22 FEET; THENCE NORTHEASTERLY 130 FEET PARALLEL WITH LEROY STREET TO THE WESTERLY LINE OF ELDORADO STREET; THENCE SOUTHEASTERLY ALONG SAID LINE 50 FEET TO THE POINT OF BEGINNING, BEING PART OF LOTS 4 AND 5 OF BLOCK 32, HOT SPRINGS ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

Commonly known as: 1212 N Eldorado Avenue, Klamath Falls, OR 97601

Parcel ID: 215519

The true and actual consideration for this conveyance is: Zero Dollars (\$0.00) and pursuant to the Decree of Dissolution of Marriage filed July 24, 2003 by the Circuit Court of the State of Oregon for the County of Klamath, Case No. 0203501CV.

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




Dated this 20th of Dec, 2021.

Grantor (2 of 2)


APRIL A. KAWASAKI

State of OR
County of Clatsop ss.

On the 20th day of Dec, 2021, personally appeared before me the above-named APRIL A. KAWASAKI, who declared the foregoing instrument to be her voluntary act and deed.


Notary Public - State of OR



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 20th of Dec, 2021.

Grantor (1 of 2)

Wally T. Kawasaki
WALLY T. KAWASAKI

State of OR)
County of Lincoln) ss.

On the 25th day of Dec, 2021, personally appeared before me the above-named WALLY T. KAWASAKI, who declared the foregoing instrument to be his voluntary act and deed.

Notary Public - State of OR

