

Returned at Counter Land Law LLC

2025-000647

Klamath County, Oregon



00338123202500006470030039

01/29/2025 12:10:40 PM

Fee: \$92.00

AFTER RECORDING, RETURN TO:

Catherine Rose Medina
1945 Etna Ave
Klamath Falls, Oregon 97601

SEND TAX STATEMENTS TO:

Catherine Rose Medina
1945 Etna Ave
Klamath Falls, Oregon 97601

QUIT CLAIM DEED

KNOWN ALL MEN BY THESE PRESENTS, that Edward Angel Medina, Jr. and Catherine Rose Medina, Trustees of the Edward Angel Medina, Jr., and Catherine Rose Medina Revocable Living Trust, uad March 7, 2022, hereafter called Grantors, for the consideration hereafter stated, do hereby remise, release, and quit claim onto Catherine Rose Medina, 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 1945 Etna Avenue, Klamath Falls, Oregon 97603, legally described as set forth in Exhibit A attached hereto and incorporated herein by reference.

The true and actual consideration paid for this transfer is a sum other than money and as required in Klamath County Circuit Court Case No. 25DR00252. 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 14 day of January, 2025.


Edward Angel Medina, Jr., Trustee

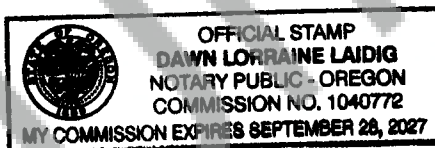

Catherine Rose Medina, Trustee

STATE OF OREGON

County of Klamath

)
) ss.
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This instrument was acknowledged before me on the 14 day of January, 2025 by Edward Angel Medina, Jr. and Catherine Rose Medina.



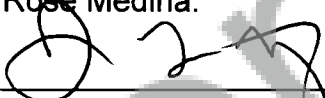

Notary Public for Oregon
My Commission Expires: 9/28/27

EXHIBIT "A"

Attached to and made a part of that certain Bargain and Sale Deed wherein Edward Medina, II, and Cathy Medina, H&W are grantor, and Edward Angel Medina, Jr., and Catherine Rose Medina, Trustees of the Edward Angel Medina Jr., and Catherine Rose Medina Revocable Living Trust, uad March 7, 2022, are grantee.

PROPERTY DESCRIPTION

The real property subject to this deed is located at 1945 Etna Avenue, Klamath Falls, OR, 97603, and is described as follows:

The North 100 feet of Lot 9 in Block 4 of Pleasant View Tracts, according to the Official Plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

Property ID No.: 516132

Map Tax Lot No.: 3909-002BB-09300