

2025-001356

Klamath County, Oregon

02/26/2025 09:50:01 AM

Fee: \$87.00

After recording, please send to:

Michel E. Gouette
3533 Grenada Way
Klamath Falls, OR 97603

* Please also send tax statements to above address.

SITUS: 3533 Grenada Way, Klamath Falls, OR

Quitclaim Deed

This Quitclaim Deed, executed on February 21, 2025

By Grantor: **Michel E. Gouette**,
To Grantee: **Michel E. Gouette, as Trustee of the Michel E. Gouette 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, specifically:

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:

Michel E. Gouette

Michel E. Gouette

State of Oregon)
County of Klamath)

The above-mentioned person, Michel E. Gouette, appeared before me and acknowledged that he executed the above instrument. Affirmed before me on February 21, 2025.

Karen Marie Bail

Notary Public for Oregon

My Commission Expires: 2. 11. 2028

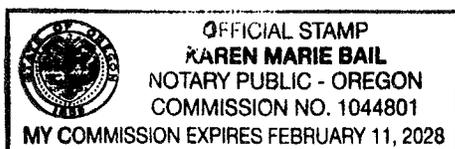


Exhibit A

Lot 12 in Block 5 of Tract 1022 Fourth Addition to Sunset Village, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Subject, however, to the following:

1. Liens and assessments of Klamath Project and Enterprise Irrigation District, and regulations contracts, easements, water and irrigation rights in connection therewith.
2. Any unpaid charges or assessments of Enterprise Irrigation District.
3. Rules, regulations and assessments of South Suburban Sanitary District.
4. Reservations and restrictions in the dedication and as shown on the plat of Fourth Addition to Sunset Village.
5. Declaration of conditions and restrictions for Fourth Addition to Sunset Village, recorded June 7, 1971, in Volume M-71 page 5502, Micro-film records of Klamath County, Oregon.
6. Set back provisions as delineated on the recorded plat, 25 feet from the lot line.
7. Utility easements as delineated on the recorded plat along rear lot line.

Grantees assume and agree to pay the present existing Mortgage, including the terms and provisions thereof, dated June 29, 1972, recorded June 29, 1972 in Volume M-72, page 7082, given to secure the payment of \$25,500.00, with interest thereon and such future advances as may be provided therein, executed by Arthur G. Jones and Ruth M. Jones, husband and wife, the unpaid principal balance of which is \$25,016.21 to the First National Bank of Oregon.