

2025-001756

Klamath County, Oregon

03/11/2025 03:57:01 PM

Fee: \$87.00

After Recording, Return To:

Phillip R. Sleet, as Trustee
2577 Dalton Drive
Thermal, CA 92274

Mail Tax Statements To:

Phillip Sleet, as Trustee
2577 Dalton Drive
Thermal, CA 92274

QUITCLAIM DEED

(ORS §93.110)

PHILLIP SLEET, an unmarried man, the GRANTOR,

Whose mailing address is 2577 Dalton Drive, Thermal, CA 92274;

HEREBY RELEASES AND QUITCLAIMS TO

PHILLIP R. SLEET, as Trustee of **THE PHILLIP R. SLEET LIVING TRUST**, U/A dated February 24, 2025, the GRANTEE,

Whose mailing address is 2577 Dalton Drive, Thermal, CA 92274;

and to Grantee's successors and assigns, all of **THE FOLLOWING** described real property located in the County of Klamath, State of **Oregon**:

LOT 23, BLOCK 24, TRACT NO. 1113, OREGON SHORES UNIT 2, ACCORDING TO THE OFFICAL PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF KLAMATH COUNTY, OREGON

The true consideration for this conveyance is \$0 ("None").

The then-acting Trustee has the power and authority to encumber or otherwise to manage and dispose of the hereinabove described real property; including, but not limited to, the power to convey.

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 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 23rd day of February, 2025.

Phillip R. Sleet
PHILLIP SLEET

STATE OF CALIFORNIA)
) ss.
COUNTY OF IMPERIAL)

The foregoing instrument was acknowledged before me on this February 24, 2025, by PHILLIP SLEET.

Amy Asaturyan
NOTARY PUBLIC, Amy ASATURYAN

My commission expires: 10-23-27

