

Returned at Counter Land Law

2025-001844

Klamath County, Oregon



00339623202500018440020027

03/14/2025 12:35:15 PM

Fee: \$87.00

AFTER RECORDING, RETURN TO:

Ronald Murphy
Trustee of the Ronald Murphy
Revocable Living Trust
4808 Sumac Avenue
Klamath Falls, Oregon 97603

SEND TAX STATEMENTS TO:

Ronald Murphy
Trustee of the Ronald Murphy
Revocable Living Trust
4808 Sumac Avenue
Klamath Falls, Oregon 97603

QUIT CLAIM DEED

KNOWN ALL MEN BY THESE PRESENTS, that Ronald W. Murphy, hereafter called Grantor, for the consideration hereafter stated, do hereby remise, release, and quit claim unto Ronald Murphy, Trustee of the Ronald Murphy Revocable Living Trust, hereafter called Grantees, 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 4625 Maplewood Court, specifically described as:

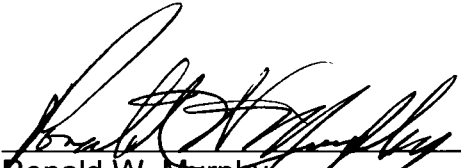
Lot 8 in Block 3 of TRACT 1008- BANYON PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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 12th day of March, 2025 .


Ronald W. Murphy

STATE OF OREGON

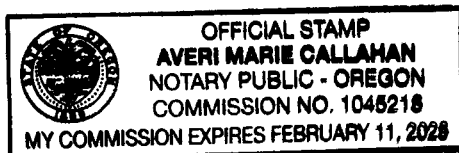
)

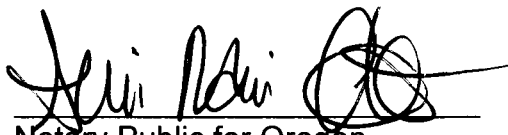
) ss.

County of Klamath

)

This instrument was acknowledged before me on the 12th day of March, 2025 by RONALD W. MURPHY.




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