

Returned at Counter

2025-002100

Klamath County, Oregon



00339974202500021000020028

03/24/2025 11:27:11 AM

Fee: \$87.00

After Recording, Return To:

Kimberly Hamrick, as Trustee
250 Division Street
Klamath Falls, OR 97601-3208

Mail Tax Statements To:

Kimberly Hamrick, as Trustee
250 Division Street
Klamath Falls, OR 97601-3208

QUITCLAIM DEED

(ORS §93.110)

DAVID JOHN KING, an unmarried man, the GRANTOR,

Whose mailing address is 250 Division Street, Klamath Falls, OR 97601-3208;

HEREBY RELEASES AND QUITCLAIMS TO

KIMBERLY D. HAMRICK, as Trustee of THE DAVID JOHN KING SUPPLEMENTAL NEEDS TRUST, U/A dated December 30th, 2024, the GRANTEE,

Whose mailing address is 250 Division Street, Klamath Falls, OR 97601-3208;

all of THE FOLLOWING described real property located in the County of Klamath, State of **Oregon**:

The Northwesternly one-half of Lots 5 and 6 in Block 22 of INDUSTRIAL ADDITION to the City of Klamath Falls, in the County of Klamath, State of Oregon.

Code 1, Map 3809-33BA, Tax Lot 2100

More commonly known as 250 Division Street, Klamath Falls, OR.

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 30 day of December, 2024.


DAVID JOHN KING

STATE OF OREGON

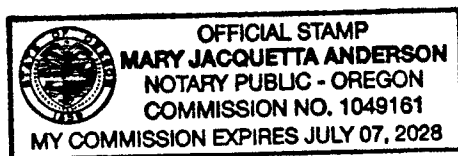
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) ss.

COUNTY OF KLAMATH

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The foregoing instrument was acknowledged before me on this December 30, 2024, by DAVID JOHN KING.




NOTARY PUBLIC