

Returned at Counter



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03/24/2025 02:12:49 PM

Fee: \$97.00

Prepared By:
Leonard J. Howlett

AND TAX STATEMENTS
After Recording Return To:
5316 Bly Mountain Cutoff Rd
Bonanza, Oregon 97623

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

On March 24, 2025 THE GRANTOR(S),

The Joan Gail Gooley and James Francis Gooley Living Trust ("Grantor"), Janet Marie Howlett, Trustee

for and in consideration of: One Dollar (\$1.00) and/or other good and valuable consideration conveys, releases and quitclaims to the GRANTEE(S):

Janet M. Howlett ('Grantee') and Leonard J. Howlett, a married couple, residing at 7623 Prairie Dog Dr., Bonanza, Klamath County, Oregon 97623

the following described real estate, situated in an unincorporated area in the County of Klamath, State of Oregon

The legal description is:

Beginning at a point which is South along the forty line a distance of 871.48 feet from the Northwest corner of the NE 1/4 SW 1/4 of section 15, Township 38 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon; thence continuing South along said forty line a distance of 435.74 feet to a point; thence South 89 degrees 46' 44" East a distance of 813.05 feet to a point on the West line of the county road; thence North 15 degrees 06'55" West along said West line a distance of 452.11 feet to a point; thence North 89 degrees 48'05" West 692.11 feet to the point of beginning.

Grantor does hereby convey, release and quitclaim all of the Grantor's rights, title, and interest in and to the above described property and premises to the Grantee(s), and to the Grantee(s) heirs and assigns forever, so that neither Grantor(s) nor Grantor's heirs, legal representatives or assigns shall have, claim or demand any right or title to the property, premises, or appurtenances, or any part thereof.

It is a transfer of property in a family trust as an inheritance due to the death of the grantors.

Tax Parcel Number: 3811-015C0-01200-000 Key #587365 and Key #468620

Mail Tax Statements To:

Janet M. Howlett and Leonard J. Howlett
5316 Bly Mountain Cutoff Rd
Bonanza, Oregon 97623

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.

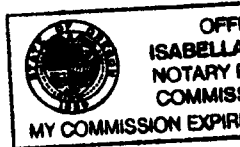
[SIGNATURE PAGE FOLLOWS]

Grantor Signatures:

DATED: 3-24-25

Janet Marie Howlett

Janet Marie Howlett, Trustee on behalf of The Joan Gail Gooley and James Francis Gooley Living Trust



STATE OF OREGON, COUNTY OF KLAMATH, ss:

This instrument was acknowledged before me on this 24th day of MARCH, 2025 by Janet Marie Howlett on behalf of The Joan Gail Gooley and James Francis Gooley Living Trust.

Isabella Suzanne York
Notary Public

NOTARY
Title (and Rank)

My commission expires 01/23/2028

