2025-002194 Klamath County, Oregon



03/27/2025 08:07:54 AM

Fee: \$82.00

After Recording, Return To: Silvia Ramirez and Jaime Ramirez-Gonzalez 905 Washburn Way Klamath Falls, OR 97603

Mail Tax Statements To: Silvia Ramirez and Jaime Ramirez-Gonzalez 8905 Washburn Way Klamath Falls, OR 97603

QUITCLAIM DEED

(ORS §93.110)

JAIME RAMIREZ-GONZALEZ and SILVIA RAMIREZ, the GRANTORS, HEREBY RELEASE AND QUITCLAIM TO JAIME RAMIREZ GONZALEZ and SILVIA RAMIREZ, as co-Trustees of THE GONZALEZ RAMIREZ LIVING TRUST, U/A dated March 19, 2025, the GRANTEES, and to Grantee's successors and assigns, all of THE FOLLOWING described real property located in the County of Klamath, State of **Oregon**:

Lot 15, OLD ORCHARD MANOR, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Map/Tax: 3809-034CB-05600 /444200

More commonly known as 905 Washburn Way, Klamath Falls, OR.

The true consideration for this conveyance is \$0 ("None") for the purposes of estate planning.

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.

Signed on: March 19, 2025, Klamath County, Oregon.

JAIME RAMIREZ-GONZALEZ

STATE OF OREGON

COUNTY OF KLAMATH

The foregoing instrument was acknowledged before me on this March 19, 2025, by JAIME RAMIREZ-GONZALEZ and SILVIA RAMIREZ.

) ss.



aren maine Dakes

NOTARY PUBLIC My Commission Expires: