

2025-003095

Klamath County, Oregon



00341182202500030950050053

04/28/2025 09:28:53 AM

Fee: \$102.00

Prepared By:

DEBRA ANN ROSS-HERMAN

Returned at Counter

& tax statement

After Recording Return To:

2335 Bear Flat Rd

Chemult, Oregon 97731

same as above

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

On November 01, 2024 THE GRANTOR(S),

DEBRA ANN ROSS-HERMAN ("Grantor"), a single person

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

ANTHONY REYNOLD ROSS, ("Grantee") a single person, residing at 1042 SW IVORY LOOP, GRESHAM, MULTNOMAH County, Oregon 97080

the following described real estate, situated in Chemult, in the County of KLAMATH, State of Oregon

The legal description is:

TWP 28 RNGE 8, BLOCK SEC 16, TRACT POR W2, ACRES 5.20, #EM, 8139

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.

Mail Tax Statements To:
DEBRA ANN ROSS-HERMAN
2335 Bear Flat Rd
Chemult, Oregon 97731

A GIFT AMONG FAMILY MEMBERS WITH NO MONEY EXCHANGED

EXCEPTING AND RESERVING unto Grantor(s) a life estate interest in the above described real estate on the terms listed below.

TERMS OF LIFE ESTATE

Grantor shall retain the right to use, occupy and possess the real estate described herein for the remainder of the Grantor's life. Grantor shall have full power to use and dispose of the entire distributable income from said real property and shall be responsible for payment of real estate taxes thereon. The life tenant shall have the right to execute leases, geophysical exploration agreements, and perpetual easements and grants of right of way shall be binding upon the remainder estate. The life tenant shall receive all royalties, rents, leases, geophysical exploration, easement, and right of way payments paid on account of the land during his lifetime. Grantor may commit waste on the premises if he desires to do so.

Tax Parcel Number: R87202

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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: 2-19-2025

Debra Ann Ross Herman

DEBRA ANN ROSS-HERMAN

2335 Bear Flat Rd

Chemult, Oregon, 97731

STATE OF OREGON, COUNTY OF KLAMATH, ss:

This instrument was acknowledged before me on this 19th day of February,
2025 by DEBRA ANN ROSS-HERMAN. in Klamath County



Matthew David Hatfield
Matthew Hatfield
Notary Public

Public Notary
Title (and Rank)

My commission expires 08/18/2026