

2025-003974

Klamath County, Oregon



00342266202500039740020026

05/27/2025 11:34:11 AM

Fee: \$87.00

RECORDING REQUESTED BY:

Michael Mundell  
Teresa Mundell

WHEN RECORDED, MAIL TO:

Michael Mundell  
Teresa Mundell  
2902 Munford Ave  
Stockton, CA 95205

MAIL TAX STATEMENTS TO:

SAME AS ABOVE

SPACE ABOVE FOR RECORDER'S USE

## Quit Claim Deed

NOW ALL BY THESE PRESENTS THAT **MIKE MUNDELL** and **TERESA MUNDELL** hereinafter called Grantors, for the consideration hereinafter stated, does hereby remise, release and forever quitclaim unto **MICHAEL B. MUNDELL** and **TERESA MUNDELL**, Trustees of **THE MICHAEL B. AND TERESA MUNDELL FAMILY TRUST**, dated April 22, 2025, hereinafter called Grantee, 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 thereunto belonging or in any way appertaining, situated in the County of Klamath, State of Oregon, described as follows:

LOT 12, BLOCK 26, FIRST ADDITION TO KLAMATH FOREST ESTATES, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF KLAMATH COUNTY, OREGON.

Assessor Parcel Number: 265643

Location: 24136 Ruffed Grouse Lane, Chiloquin OR 97624

together with all the tenements, hereditaments, and appurtenances thereunto belonging, and the reversions, remainders, rents, issues, and profits thereof.

TO HAVE AND TO HOLD the above granted premises unto the Grantee forever.

The true and actual consideration paid for this transfer, stated in terms of dollars is \$0.00.

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.

In witness whereof, Grantors have executed this instrument on 05-14-2025.

MIKE MUNDELL

TERESA MUNDELL

**CERTIFICATE OF ACKNOWLEDGMENT OF A NOTARY PUBLIC  
TRUST TRANSFER DEED**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy or validity of that document.

State of CALIFORNIA )

County of Stanislaus )

On 05/14/2025, before me, Danee Owens, a notary public  
Date Here Insert Name

personally appeared **MIKE MUNDELL** and **TERESA MUNDELL**, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of CALIFORNIA that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Danee Owens (Seal)  
Signature of Notary Public

