

2025-005814

Klamath County, Oregon



00344410202500058140040047

07/09/2025 09:57:14 AM

Fee: \$102.00

This instrument was prepared by:

Bryan K Courtier Coates

1616 Derby St

Klamath Falls, OR 97603

Once recorded, return to:

Bryan Courtier Coates

1616 Derby St

Klamath Falls, OR 97603

Returned at Counter

This Space for Recorder's Use Only.

Oregon Quitclaim Deed

State of Oregon, County of Klamath

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of

One US Dollars (\$1.00) in hand, paid to

DOUGLAS J. YOUNGBERG AND BEVERLY G. YOUNGBERG, TRUSTEES,

OR THEIR SUCCESSORS IN TRUST,

UNDER THE YOUNGBERG LIVING TRUST DATED FEBRUARY 20, 2018 AND ANY AMENDMENTS THERETO,
an Oregon Trust with an address of PO BOX 134, Sprague River, OR 97639

(the "Grantors"), do hereby remise, release, and forever quit claim to

BRYAN K COURTIER-COATES AND TAMMY L COURTIER COATES, TRUSTEES,

OR THEIR SUCCESSORS IN TRUST, UNDER THE COURTIER COATES LIVING TRUST DATED
JULY 3RD, 2025 AND ANY AMENDMENTS THERETO,

an Oregon Trust with an address of 1616 Derby St, Klamath Falls, OR 97603

(the Grantees") all the rights, title, interest, and claim in or to the following

described real estate, situated in Klamath County, Oregon, to wit:

**A complete legal description of the real property being conveyed by this
instrument is attached hereto on page 4 as EXHIBIT A.**

Tax Parcel ID Number 3510-035C0-00500

The property identified herein ☐ is **-OR-** ☐ is not registered as the homestead of the Grantor(s).

Until amended, tax information shall be sent to:


Name: Bryan K Courtier Coates

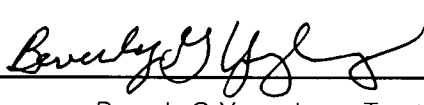
Address: 1616 Derby St, Klamath Falls, OR 97603

TO HAVE AND TO HOLD, all and singular the described property, together with the tenements, hereditaments, and appurtenances belonging, or in anywise appertaining thereto, unto the Grantee(s), and their heirs and assigns forever.

IN WITNESS WHEREOF, the Grantor(s) has/have duly executed this Quitclaim Deed as of the date hereinunder.

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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Grantor Signature:  Date: 7-9-25
Printed Name: Douglas J Youngberg, Trustee

Grantor Signature:  Date: 7-9-25
Printed Name: Beverly G Youngberg, Trustee

NOTARY ACKNOWLEDGMENT

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 Oregon)
County of Klamath)

On July 9th before me, Gavin Loder,
personally appeared Beverly and Douglas Youngberg,
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 Oregon that the foregoing paragraph
is true and correct.

WITNESS my hand and official seal.

Signature Gavin Loder
Printed Name Gavin Loder
My Commission Expires May 14th, 2029

(Seal)

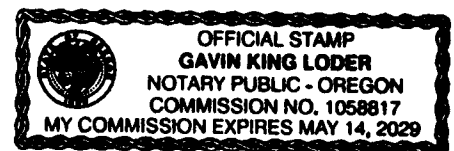


EXHIBIT A

Legal description of the real property being conveyed by this instrument.

Lot 17 in Block 2 of JUNIPER ACRES, according to the official plat thereof on file in the office of County Clerk of Klamath County, Oregon.