

2025-006185

Klamath County, Oregon

07/18/2025 12:02:01 PM

Fee: \$92.00

After recording, please send to:

John M. Chavarria

PO Box 691, Keno, OR 97627

* Please also send tax statements to above address.

SITUS: 9658 Old Wagon Rd., Klamath Falls, OR

Quitclaim Deed

This Quitclaim Deed is executed on July 18, 2025

By Grantor: **John M. Chavarria,**

To Grantee: **John M. Chavarria, as Trustee of the John M. Chavarria Revocable Living Trust**

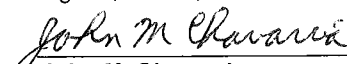
WITNESSETH, that the said Grantor does hereby remise, release, and quitclaim unto said Grantee forever, all the right, title, interest, and claim which the said Grantor has in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Klamath, State of Oregon, To Wit:

Exhibit A

The true actual consideration for this transfer is **\$0.00**. ORS 93.930.

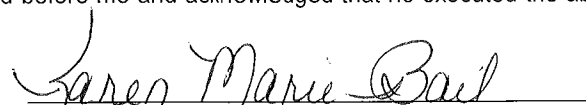
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSONS RIGHTS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use 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, That said Grantor has signed and sealed these presents the day and year first above written. Signed, sealed, and delivered in the presence of:


John M. Chavarria

State of Oregon)
County of Klamath)

The above-mentioned person, **John M. Chavarria**, appeared before me and acknowledged that he executed the above instrument. Affirmed before me on July 18, 2025.


Notary Public for Oregon
My Commission Expires: 2-11-2028

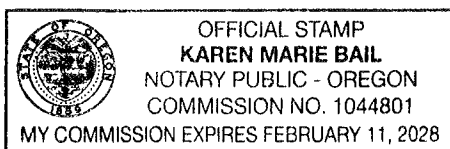


Exhibit A

A parcel of land located in the SE1/4 SE1/4 Section 25, Township 39 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon, being more particularly described as follows:
Commencing at a 5/8" iron pin on the Southeasterly right of way line of Clover Creek Road also being on the West line of said SE1/4 SE1/4; thence South 00 degrees 30' 36" East along the said West line 690.50 feet to the true point of beginning; thence South 00 degrees 39' 36" East to the line of a public road; thence North 85 degrees 33' 42" East along the said Northerly right of way line 385.38 feet to a point; thence North 71 degrees 21' 54" East along the said Northerly right of way line 33.00 feet to a point; thence North 41 ° 43' 19" West 362.04 feet to a point; thence South 38 degrees 20' 44" West 283.00 feet to the point of beginning.