

2025-006892

Klamath County, Oregon



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08/07/2025 11:33:32 AM

Fee: \$97.00

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:

Law Office Paulla Hyatt-McIntire

PAULLA HYATT-McINTIRE
642 Bridge Street
Yuba City, CA 95991

MAIL TAX STATEMENTS TO:

Garner Ranches LP
8818 N Butte Road
Live Oak, CA 95953

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Quitclaim Deed

Quitclaim Deed

The undersigned Grantor(s) declare(s) under penalty of perjury that the following is true and correct:

The GRANTORS TIMOTHY M. GARNER and KATHRYN KELLS GARNER, as Trustees of the Garner Family Trust dated March 29, 1996, for good and valuable consideration, receipt of which is hereby acknowledged, conveys and quit claims all their undivided interest to

Garner Ranches LP, a California limited liability company, all that certain real property situate in the County of Klamath, State of Oregon, described as follows:

Legal Description is attached as Exhibit "A" made a part hereof

The true and actual consideration for this transfer is \$0.00 (This is a transfer between individuals and an entity and ownership interests remain the same)

Commonly referred to as: 12046 Old Fort Road

Garner Family Trust

Dated: May 14, 2025

TIMOTHY M. GARNER, Trustee

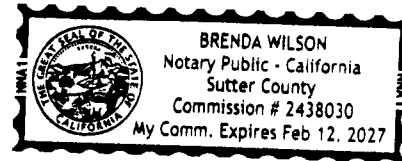
KATHRYN KELLS GARNER, Trustee

MAIL TAX STATEMENTS AS DIRECTED ABOVE

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 SUTTER

On May 14, 2025, before me, BRENDA WILSON, a Notary Public, personally appeared TIMOTHY M. GARNER and KATHRYN KELLS GARNER, 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 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

(This area for official notarial seal)

EXHIBIT "A"

Lot 28 of TRACT 1310 – PLUM VALLEY II, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon, being more particularly described as follows:

A piece or parcel of land located in Township 37 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon,

Section 19: The SE1/4 of the SE1/4 and that portion of the N1/2 of the SE1/4 lying East of the Simpson Canyon Road.

Section 20: That portion of the SW1/4 lying West of the center line of the 60 foot easement described in Deed recorded December 31, 1973, in Volume M73 page 16734, Microfilm Records of Klamath County, Oregon.

Parcel 2:

In Township 37 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon,

Section 20: All that portion of the S1/2 lying easterly of that certain 60 foot easement described in Deed recorded December 31, 1973, in Volume M73 page 16734, Microfilm Records of Klamath County, Oregon and westerly of Old Fort Road.

Section 28: All that portion of the NW1/4 NW1/4 lying westerly of Old Fort Road

Section 29: All that portion of the N1/2 N1/2 lying easterly of that certain 60 foot easement described in Deed recorded December 31, 1973, in Volume M73 page 16734, Microfilm Records of Klamath County, Oregon and westerly of Old Fort Road