

2025-007443

Klamath County, Oregon

08/22/2025 08:21:01 AM

Fee: \$92.00

**After recording, please send to:**

Vivian M. Bailey  
4770 Shasta Way  
Klamath Falls, OR 97603

\* Please also send tax statements to above address.

SITUS: 3142 Summers Lane, Klamath Falls, OR

**Quitclaim Deed**

This Quitclaim Deed is executed on August 21, 2025

By Grantor: **Vivian Bailey,**

To Grantee: **Vivian M. Bailey, as Trustee of the Vivian M. Bailey 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, specifically:

**Exhibit A.**

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

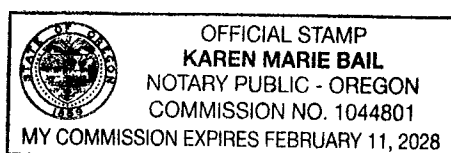
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSONS RIGHTS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use 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.

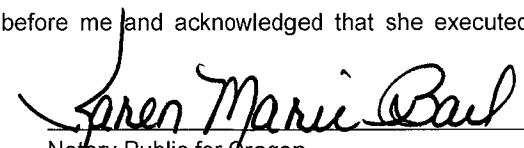
**IN WITNESS WHEREOF**, That said Grantor has signed and sealed these presents the day and year first above written. Signed, sealed, and delivered in the presence of:

  
Vivian Bailey

State of Oregon  
County of Klamath

The above-mentioned person, **Vivian Bailey**, appeared before me and acknowledged that she executed the above instrument. Affirmed before me on August 21, 2025.



  
Notary Public for Oregon

My Commission Expires: 2-11-2028

**EXHIBIT A**  
**LEGAL DESCRIPTION**

A tract of land situated in the NE1/4 of the NE1/4 of Section 10, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at an iron pin on the Westerly right of way line of Summers Lane which lies South 89°40' West a distance of 30.0 feet and North 1°12' West a distance of 616.4 feet from an iron pin in the center of Summers Lane which marks the Southeast corner of the NE1/4 of the NE1/4 of Section 10, Township 39 South, Range 9 East of the Willamette Meridian, and running thence continuing North 1°12' West along the Westerly right of way line of Summers Lane a distance of 83.0 feet to an iron pin; thence South 89°40' West a distance of 279.5 feet to an iron pin on the Easterly right of way line of the U.S.R.S. Drain; thence following the Easterly right of way line of the U.S.R.S. Drain South 30°38' East a distance of 73.0 feet to an iron pin and South 4°22' East a distance of 20.2 feet to an iron pin; thence North 89°40' East a distance of 242.5 feet, more or less, to the point of beginning, said tract in the NE1/4 of the NE1/4 of Section 10, Township 39 South, Range 9 East of the Willamette Meridian.

Tax ID No.: 3909-010AA-03800

Property commonly known as: 3142 Summers Lane, Klamath Falls, OR 97603