

2025-007444

Klamath County, Oregon

08/22/2025 08:23:01 AM

Fee: \$92.00

**After recording, please send to:**

Timothy A. Cantwell  
3113 Summers Lane  
Klamath Falls, OR 97603

\* Please also send tax statements to above address.

SITUS: 3113 Summers Lane, Klamath Falls, OR

**Quitclaim Deed**

This Quitclaim Deed is executed on August 21, 2025

By Grantor: **Timothy A. Cantwell,**

To Grantee: **Timothy A. Cantwell, as Trustee of the Timothy A. Cantwell 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.

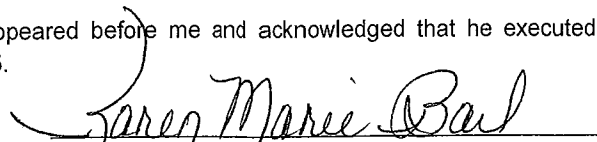
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSONS RIGHTS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use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

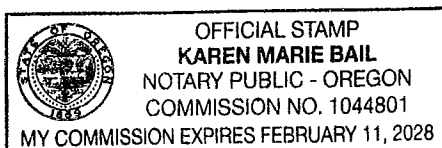
**IN WITNESS WHEREOF**, That said Grantor has signed and sealed these presents the day and year first above written.  
Signed, sealed, and delivered in the presence of:

  
Timothy A. Cantwell

State of Oregon )  
County of Klamath )

The above-mentioned person, **Timothy A. Cantwell**, appeared before me and acknowledged that he executed the above instrument. Affirmed before me on August 21, 2025.

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



# EXHIBIT A

Beginning at a point 414.35 feet South of the Northwest corner of Section 11, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, said point being on the West line of said Section 11; thence South  $89^{\circ}48'$  East 262.5 feet; thence South parallel with said West section line 82.95 feet; thence North  $89^{\circ}48'$  West 262.5 feet to the West line of said Section 11; thence North on said West section line 82.95 feet to the point of beginning, SAVING AND EXCEPTING, however, that portion lying within that certain roadway known as Summers Lane.