

2025-007685

Klamath County, Oregon

08/28/2025 03:41:01 PM

Fee: \$97.00

**Grantor:**

John Ricker, Trustee of the August J. Ricker Trust  
1330 Hetrick Ave  
Arroyo Grande, CA 93420

**Grantee:**

Sherlyn Jordan, Affiant  
For the Estate of Virginia Rush  
1610 Rowland Dr  
Santa Maria, CA 93454

**After Recording Return To:**

Sohler Law  
3 Centerpointe Drive, Suite 190  
Lake Oswego, OR 97035

**Please Send All Tax Statements To**

Sherlyn Jordan, Affiant  
1610 Rowland Dr  
Santa Maria, CA 93454

**Quitclaim Deed**

John Ricker, Trustee of the August J. Ricker Trust, Grantor, hereby releases and quitclaims to Sherlyn Jordan, the Affiant named in the duly-filed Affidavit concerning the Simple Estate of Virginia Rush, deceased, Klamath County Circuit Court Case Number 25PB02933, as Grantee, and unto said Grantee's heirs, successors and assigns, all of that certain real property with the tenements, hereditaments, and appurtenances thereunto belonging, or in anywise appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

Legal Described as:

Lot 10, Block 39, first addition to "Klamath Forest Estates," according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

Assessor's account No.: R268230

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS \$0.00.

**Subject to and excepting:**

Covenants, Conditions, Restrictions, Reservations, set back lines, Power of Special Districts, and easements of Record, if any.

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



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 San Luis Obispo

On August 22, 2025 before me, Ashley Medina De Leon, Notary Public,

Date personally appeared John Joseph Ricker Name(s) of Signer(s)

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 California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Quitclaim Deed

Document Date: 8-22-25 Number of Pages: 2

Signer(s) Other Than Named Above:

Capacity(ies) Claimed by Signer(s)

Signer's Name:

- Corporate Officer — Title(s):
Partner — Limited General
Individual Attorney in Fact
Trustee Guardian or Conservator
Other:

Signer Is Representing:

Signer's Name:

- Corporate Officer — Title(s):
Partner — Limited General
Individual Attorney in Fact
Trustee Guardian or Conservator
Other:

Signer Is Representing: