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Klamath County, Oregon



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Fee: \$102.00

Recording Requested and Prepared By:  
CATHERINE RAE BUMGARDNER-POOL  
When Recorded Mail To and Mail Tax  
Statements:  
Name: CATHERINE RAE BUMGARDNER-  
POOL  
Mailing Address: 3315 PARTRIDGE AVE  
OAKLAND, CA 94605

Space Above This Line Reserved  
for Recordors Use

Assessor's Property Tax Parcel/Account Number R272877

**QUITCLAIM DEED TO REVOCABLE TRUST**

**KNOW ALL MEN BY THESE PRESENTS THAT:**

FOR VALUABLE CONSIDERATION OF ZERO DOLLARS (\$0.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **CATHERINE RAE BUMGARDNER-POOL, an unmarried person**, of 3315 PARTRIDGE AVE, OAKLAND, CA 94605, who acquired title as **CATHERINE BUMGARDNER-POOL, on the prior deed**, hereinafter referred to as "Grantor", does hereby remise, release and forever quitclaim unto **CATHERINE RAE BUMGARDNER-POOL**, as Trustee of **THE CATHERINE BUMGARDNER POOL REVOCABLE LIVING TRUST**, dated AUGUST 20, 2025 of 3315 PARTRIDGE AVE, OAKLAND, CA 94605, hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of KLAMATH, State of ORGEON, to-wit:

See Attached Exhibit A.

Parcel ID: R272877

Commonly known as: 29920 Sprague River Dr, Chiloquin <sup>OR</sup> CA, 97624

The property herein conveyed is not a part of the homestead of Grantor.

**SUBJECT TO:** all those items or record and those apparent upon the land, if any as of the date of this deed and those shown below, if any: and the grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all person whomsoever, except those claiming under the above described encumbrances.

**THIS INSTRUMENT WILL 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 APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.**

**The then-acting Trustee has the power and authority to encumber or otherwise to manage and dispose of the hereinabove described real property; including, but not limited to, the power to convey.**

Unofficial  
Copy

WITNESS Grantor(s) hand(s) this the 20 day of AUGUST, 2025.

  
Grantor  
CATHERINE RAE BUMGARDNER-POOL

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

County of Alameda

On August 20, 2025 before me, Debbie Solaro Neal,  
Notary Public, personally appeared **CATHERINE RAE BUMGARDNER-POOL**, 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 of Notary Public



**Grantor(s) Name, Address, Phone:**

CATHERINE RAE BUMGARDNER-POOL  
3315 PARTRIDGE AVE  
OAKLAND, CA 94605  
(775) 450-1480

**Grantee(s) Name, Address, Phone:**

THE CATHERINE  
BUMGARDNER POOL  
REVOCABLE LIVING TRUST  
3315 PARTRIDGE AVE  
OAKLAND, CA 94605  
(755) 450-1480

**SEND TAX STATEMENTS TO GRANTEE**

**EXHIBIT A**

**The S1/2 NW1/4 and the SW1/4 of Section 34, Township 35 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, EXCEPTING THEREFROM the following:**

**A Portion of Section 34, Township 35 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:**

**Beginning at the Southwest corner of the N1/2 SW1/4 NW1/4 of Section 34, Township 35 South, Range 10 East of the Willamette Meridian, thence Southerly along the West line of Section 34 to the Southwest corner of the SW1/4; thence Easterly along the South line of Section 34 to the Southeast corner of the SW1/4; thence Northerly along the East line of the SW1/4 to the Northeast corner of the S1/2 NE1/4 SW1/4, thence diagonally Northwesterly to the point of beginning.**

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