

2025-010716

Klamath County, Oregon

12/02/2025 09:07:02 AM

Fee: \$97.00

Grantor Name and Address:

SCOTT R. PHILLIPS
DEBORAH A. PHILLIPS
33 CORCHAUG TRAIL
RIDGE, NY 11961-2243

Grantee Name and Address:

SCOTT R. PHILLIPS, TRUSTEE
THE SCOTT R. PHILLIPS REVOCABLE
TRUST AGREEMENT, AND

DEBORAH A. PHILLIPS, TRUSTEE
THE DEBORAH A. PHILLIPS
REVOCABLE TRUST AGREEMENT
33 CORCHAUG TRAIL
RIDGE, NY 11961-2243

After recording, return to:

SCOTT R. PHILLIPS
DEBORAH A. PHILLIPS
33 CORCHAUG TRAIL
RIDGE, NY 11961-2243

Until requested otherwise, send all tax statements to:

SCOTT R. PHILLIPS, TRUSTEE
DEBORAH A. PHILLIPS, TRUSTEE
33 CORCHAUG TRAIL
RIDGE, NY 11961-2243

QUITCLAIM DEED

SCOTT R. PHILLIPS and DEBORAH A. PHILLIPS, jointly with rights of survivorship, whose address is 33 Corchaug Trail, Ridge, NY 11961-2243 (referred to herein as "Grantor"), hereby releases and quitclaims to (a) SCOTT R. PHILLIPS, TRUSTEE, or any successors in trust, under THE SCOTT R. PHILLIPS REVOCABLE TRUST AGREEMENT dated January 9, 2025 and any amendments thereto, as to an undivided one-half (1/2) interest in the property described herein, and (b) DEBORAH A. PHILLIPS, TRUSTEE, or any successors in trust, under THE DEBORAH A. PHILLIPS REVOCABLE TRUST AGREEMENT dated January 9, 2025 and any amendments thereto, as to an undivided one-half (1/2) interest in the property described herein, as tenants in common, each of whose address is 33 Corchaug Trail, Ridge, NY 11961-2243 (together referred to herein as "Grantee"), all of Grantor's interest in and to the following described real property located in Klamath County, Oregon:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

Property street address: White Birch Lane, Bly, OR 97622

EXCEPTIONS of record on file with the County of Klamath, Oregon.

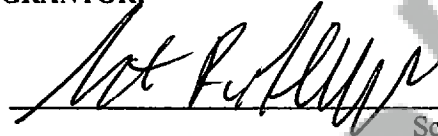
The true consideration for this conveyance is: NONE

Dated: November 18, 2025

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 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 OR 215.010, 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, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, 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.

GRANTOR:

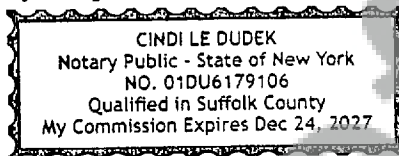


Scott R. Phillips

STATE OF NEW YORK)
COUNTY OF SUFFOLK) ss.

This instrument was acknowledged before me on NOVEMBER 18th 2025, by Scott R. Phillips.

[Affix Notary Seal]




SIGNATURE OF NOTARY PUBLIC

My commission expires: 12/24/2027

GRANTOR:

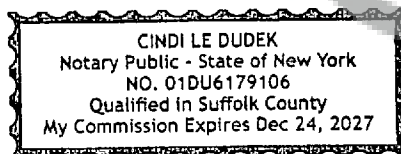


Deborah A. Phillips

STATE OF NEW YORK)
COUNTY OF SUFFOLK) ss.

This instrument was acknowledged before me on NOVEMBER 18th 2025, by Deborah A. Phillips.

[Affix Notary Seal]




SIGNATURE OF NOTARY PUBLIC

My commission expires: 12/24/2027

EXHIBIT A

Legal Description

That certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

**442.31 FT OF THE SOUTH 884.61 FT OF LOT 1, BLOCK 1; ALSO KNOWN AS LOT 1C, BLOCK 1, AND THE SOUTH 442.30 FT OF LOT 1, BLOCK 1, ALSO KNOWN AS LOT 1D, BLOCK 1, KLAMATH FALLS FOREST ESTATES, SYCAN UNIT
KLAMATH COUNTY, OREGON**

The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance; has been engaged solely for the purpose of preparing this instrument; has prepared the instrument only from information given to preparer by the parties and/or their representatives; has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated; has not verified the legal existence or authority of any party or person executing the document; has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance; and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom. The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.