

2025-011560

Klamath County, Oregon



00351106202500115600020028

12/29/2025 10:51:18 AM

Fee: \$92.00

Returned at Counter
Lundi Law LLC

AFTER RECORDING, RETURN TO:
Leslie Karl Muller and Kayla Faye Muller
Trustees of the Les and Kayla Muller
Revocable Living Trust
1420 Ridgecrest Dr.
Klamath Falls, Oregon 97601

SEND TAX STATEMENTS TO:
Leslie Karl Muller and Kayla Faye Muller
Trustees of the Les and Kayla Muller
Revocable Living Trust
1420 Ridgecrest Dr.
Klamath Falls, Oregon 97601

QUIT CLAIM DEED

KNOWN ALL MEN BY THESE PRESENTS, that Leslie Karl Muller and Kayla Faye Muller, hereafter called Grantors, for the consideration hereafter stated, do hereby remise, release, and quit claim unto Leslie Karl Muller and Kayla Faye Muller, Trustees of the Les and Kayla Muller Revocable Living Trust under agreement dated December 29, 2025, hereafter called Grantees, and unto Grantee's heirs, successors, and assigns all of the Grantors' right, title, and interest in that certain real property with the tenements, hereditaments, and appurtenances there unto belonging or in any way appertaining, situated in the County of Klamath, State of Oregon, commonly known as 1420 Ridgecrest Dr., Klamath Falls, Oregon 97601 specifically described as:

Lot 5, Block 6, TRACT 1145, NOB HILL, a resubdivision of portions of NOB HILL, IRVINGTON HEIGHTS, MOUNTAIN VIEW ADDITION, AND ELDORADO HEIGHTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon A 10.00 foot wide strip of land located in the NE1/4 SE1/4 of Section 20, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at the Northeast corner of Lot 5, Block 6, Tract 1145, NOB HILL REPLAT, thence South 65° 52' 18" West 100.00 feet to the Northwest corner of said Lot 5, thence 10.00 feet along the arc of a 570.00 foot radius curve to the left, the long chord of which bears North 24° 37' 52" West 10.00 feet, thence North 65° 52' 18" East 100.01 feet to a point on the Westerly right-of-way line of Ridge Crest Drive, thence following said right of way line 10.00 feet along the arc of a 670.00 foot radius curve to the right, the long chord of which bears South 24° 33' 21" East 10.00 feet, to the point of beginning.

The true and actual consideration paid for this transfer is a sum other than money. The actual consideration consists of other property or value given or promised which is the whole consideration.

ORS 93.040: 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 SECTION 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.

DATED this 29th day of December, 2025.

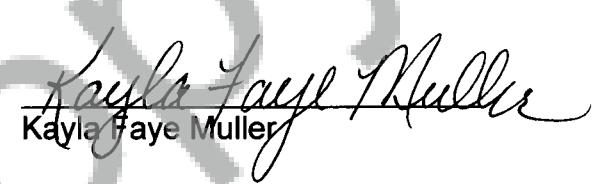


Leslie Karl Muller

STATE OF OREGON

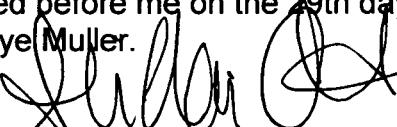
County of Klamath

)
) ss.
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Kayla Faye Muller

This instrument was acknowledged before me on the 29th day of December, 2025 by Leslie Karl Muller and Kayla Faye Muller.



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

