### Edgar Filing: KROON RICHARD EDWARD - Form 5

### KROON RICHARD EDWARD

Form 5

January 23, 2006

#### **OMB APPROVAL** FORM 5 **OMB** UNITED STATES SECURITIES AND EXCHANGE COMMISSION 3235-0362 Number: Washington, D.C. 20549 Check this box if January 31, Expires: no longer subject 2005 to Section 16. Estimated average ANNUAL STATEMENT OF CHANGES IN BENEFICIAL Form 4 or Form burden hours per 5 obligations OWNERSHIP OF SECURITIES response... 1.0 may continue. See Instruction

1(b). Filed pursuant to Section 16(a) of the Securities Exchange Act of 1934,
Form 3 Holdings Section 17(a) of the Public Utility Holding Company Act of 1935 or Section
Reported
Form 4 30(h) of the Investment Company Act of 1940
Transactions
Reported

KROON RICHARD EDWARD Syn CO IN			2. Issuer Name and Ticker or Trading Symbol COHEN & STEERS QUALITY INCOME REALTY FUND INC [RQI]			Is	5. Relationship of Reporting Person(s) to Issuer  (Check all applicable)  X Director 10% Owner				
(Last)		(Month/	3. Statement for Issuer's Fiscal Year Ended (Month/Day/Year) 12/31/2005				Officer (give title Other (specify below)				
102 W RIV	ER RD										
			mendment, Date Original 6 Month/Day/Year)				6. Individual or Joint/Group Reporting				
							(check applicable line)				
RUMSON,	NJ 07760 (State)	(Zip) Tal	ole I - Non-Dei	ivative Secu	rities A	Pe	C_Form Filed by C_Form Filed by Morson ed, Disposed of	Nore than One Re	porting		
1.Title of Security (Instr. 3)	2. Transaction Date (Month/Day/Year)	2A. Deemed Execution Date, if any (Month/Day/Year)	Code	4. Securitie (A) or Disp (Instr. 3, 4)	osed o		5. Amount of Securities Beneficially Owned at end of Issuer's Fiscal Year (Instr. 3 and 4)	6. Ownership Form: Direct (D) or Indirect (I) (Instr. 4)	7. Nature of Indirect Beneficial Ownership (Instr. 4)		
Common Stocl	12/31/2005	Â	<u>J(1)</u>	18.1167	A	\$ (2)	265.1167	D	Â		
Reminder: Report on a separate line for each class of securities beneficially owned directly or indirectly.			Persons who respond to the collection of information contained in this form are not required to respond unless					SEC 2270 (9-02)			

Table II - Derivative Securities Acquired, Disposed of, or Beneficially Owned (e.g., puts, calls, warrants, options, convertible securities)

the form displays a currently valid OMB control number.

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1. Title of	2.	3. Transaction Date	3A. Deemed	4.	5.	6. Date Exerc	cisable and	7. Title	e and	8. Price of
Derivative	Conversion	(Month/Day/Year)	Execution Date, if	Transaction	Number	Expiration D	ate	Amou	nt of	Derivative
Security	or Exercise		any	Code	of	(Month/Day/	Year)	Under	lying	Security
(Instr. 3)	Price of		(Month/Day/Year)	(Instr. 8)	Derivative	e		Securi	ties	(Instr. 5)
	Derivative				Securities			(Instr.	3 and 4)	
	Security				Acquired					
					(A) or					
					Disposed					
					of (D)					
					(Instr. 3,					
					4, and 5)					
									Amount	
									or	
						Date	Expiration		Number	
						Exercisable	Date	of		
					(A) (D)				Shares	

of D

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# **Reporting Owners**

Reporting Owner Name / Address	Relationships					
·r·	Director	10% Owner	Officer	Other		
KROON RICHARD EDWARD 102 W RIVER RD RUMSON, NJ 07760	ÂX	Â	Â	Â		

# **Signatures**

Lawrence B. Stoller, authorized signatory 01/23/2006

\*\*Signature of Reporting Person

## **Explanation of Responses:**

- \* If the form is filed by more than one reporting person, see Instruction 4(b)(v).
- \*\* Intentional misstatements or omissions of facts constitute Federal Criminal Violations. See 18 U.S.C. 1001 and 15 U.S.C. 78ff(a).

Date

- (1) Dividend Reinvestment.
- (2) Monthly reinvestment of dividends at various prices.

Note: File three copies of this Form, one of which must be manually signed. If space provided is insufficient, *see* Instruction 6 for procedure. Potential persons who are to respond to the collection of information contained in this form are not required to respond unless the form displays a currently valid OMB number.

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