

MT 81791

**RECORD AND RETURN TO:**

Fred C. Rathbone  
1470 SW Willowbrook Ct  
Gresham, Oregon 97080

**2008-002944**

Klamath County, Oregon



00041374200800029440010011

03/07/2008 03:46:46 PM

Fee: \$21.00

**MAIL TAX STATEMENTS TO:**

Same as Above

Klamath County

~~Corrective~~ **Quit Claim Deed**

THE LAND COMPANY, LLC, Grantor, releases and quitclaims to FRED C. RATHBONE, Grantee, all right, title and interest in and to the following described real property situated in KLAMATH County, Oregon and described as follows:

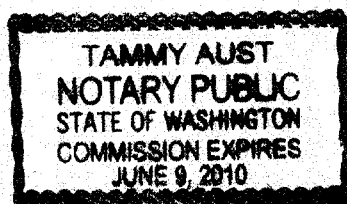
Lot(s) 3 in Block 5, Lot(s) 10 in Block 6 and Lot(s) 7, 8 and 12 in Block 1 of BLEY-WAS HEIGHTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

This Deed is being recorded to **CORRECT** the Special Warranty Deed recorded June 9, 2006 in Volume M06 Page 12510 as the Grantor, Fred C. Rathbone, therein held no interest in title. These lots were being used as an exchange in a purchase agreement between "The Land Company, LLC" and "Fred C. Rathbone". The sale failed. These Deeds should not have been transferred and need to be reversed.

**BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. 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 APPROVED USES, 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 197.352.**

Dated this 28 day of February, 2008.

THE LAND COMPANY, LLC



LORNE R. WIRKKALA,  
Owner/Manager

STATE OF WASHINGTON )  
COUNTY OF Pacific )

SS.

On this 28<sup>th</sup> day of February, 2008 before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared LORNE R. WIRKKALA to me known to be the Owner/Manager of THE LAND COMPANY, LLC the corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that he authorized to execute the said instrument that the seal affixed in the corporate seal of said corporation.  
Witness my hand and official seal hereto affixed the day and year first above written.

Notary Public in and for the State of WA  
Residing at Raymond  
My appoints expires 6-9-2010

21 AMT