

2011-009676

Klamath County, Oregon



00106434201100096760020023

08/23/2011 01:16:44 PM

Fee: \$42.00

After Recording Return to:

WOODCHUCK HOLDING LLC.

29947 WOODCHUCK LANE

BONANZA, OREGON 97623

Until a change is requested, please forward all
tax statements to:

WOODCHUCK HOLDING LLC.

29947 WOODCHUCK LANE

BONANZA, OREGON 97623

Tax Assessor's Account No. R462369

QUITCLAIM DEED

(Individual to LLC)

Grantor, **RANDALL MCFARLAND**, does hereby remise, release, and forever quitclaim unto **Woodchuck Holding LLC.**, Grantee, a limited liability company organized under the laws of the State of **Oregon**, hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of **Klamath**, State of Oregon, to-wit:

- ☐ See Legal Description Attached as Exhibit A incorporated by reference as though set forth in full
- ☐ Legal Description:

Lot 27 in Block 33 of Klamath Falls Forest Estates, Highway 66 Unit, Plat No. 2 In the County of

Klamath, State of Oregon.

Code 36 Map 3811-9A0 TL. 100

Except the following encumbrances:

Street Address of Real Property: 8088 MINA BIRD DRIVE BONANZA, OR. 97623

The true and actual consideration paid for this transfer, stated in terms of dollars, is
\$10.00


LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by Grantors, if any, which are reserved by Grantor.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

Taxes for tax year 2011 shall be ☐ prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or ☒ paid by Grantee, or ☐ paid by Grantor.

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. 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.

IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed on this the 22nd day of August, 20 11.


Signature

RANDALL MCFARLAND

STATE OF OREGON)
County of klamath) SS.

The foregoing instrument was acknowledged before me this 8-22-11 (date) by Randall McFarland (name of person acknowledged.)


Notary Public for Oregon

My Commission expires: 12-15
08

