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06/14/2016 09:15:22 AM

Fee: \$42.00

Grantor's Name and Address: Klamath County 305 Main St, Rm 121 Klamath Falls, OR 97601
Grantee's Name and Address: Gary McGowan 2631 Bell St. Sacramento, CA 95821
After recording, return to (Name, Address, Zip): Gary McGowan 2631 Bell St. Sacramento, CA 95821
Until requested otherwise, send all tax statements to (Name, Address, Zip): Gary McGowan 2631 Bell St. Sacramento, CA 95821

QUITCLAIM DEED

KNOW ALL BY THESE PRESENTS that Klamath County, a political subdivision of the State of Oregon hereinafter called grantor, for the consideration hereinafter stated, does hereby remise, release and forever quitclaim unto **Gary McGowan**, hereinafter called grantee, and unto grantee's heirs, successors and assigns, all of the grantor's right, title and interest in 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:

Description of real property: Lot 1 of Tract 1285-MALLARD BAY, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon TOGETHER WITH: Parcel 1 of Land Partition 37-98 being Lots 2 and 3 of TRACT 1285-MALLARD BAY, situated in the SE1/4 SW1/4 and Government LOT 4 of Section 31, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon. **APN:** R874986, R874985 **MapTaxLot:** R-3407-031C0-00600-000 & R-3407-031C0-00700-000

Subject to covenants, conditions, restrictions, easements, reservations, rights, rights of way and all matters appearing of record.

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is **\$81,000.00**.

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the grantor has executed this instrument on **6/9/2016**; if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

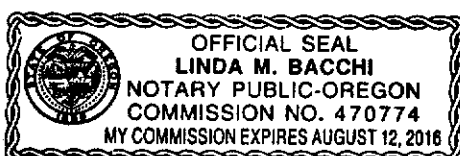
Before signing or accepting this instrument, the person transferring fee title should inquire about the person's rights, if any, under ORS 195.300, 195.301 and 195.305 to 195.336 and Sections 5 to 11, Chapter 424, Oregon Laws 2007, and Sections 2 to 9 and 17, Chapter 855, Oregon Laws 2009, and Sections 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, and Sections 2 to 9 and 17, Chapter 855, Oregon Laws 2009, and Sections 2 to 7, Chapter 8, Oregon Laws 2010.

Rafael Hernandez
Rafael Hernandez, Klamath County Tax Collector

STATE OF OREGON, County of KLAMATH) ss.

This instrument was acknowledged before me on this 9th day of June, 2016, by Rafael Hernandez, as Klamath County Tax Collector, duly authorized and directed to sign this instrument in lieu of the Chairman of the Board of County Commissioners of Klamath County, Oregon, and the duly elected qualified and acting Commissioners, respectively, of said County and State; and said Klamath County Tax Collector acknowledged said instrument to be the free act and deed of said County.

(SEAL)



IN WITNESS WHEREOF, I hereto set my hand and official seal.

Linda M. Bacchi
Notary Public for the State of Oregon
My Commission Expires: August 12, 2016