

2016-008701

Klamath County, Oregon



00190973201600087010040040

08/16/2016 03:06:49 PM

Fee: \$57.00

**AFTER RECORDING RETURN TO:**

City Recorder  
500 Klamath Avenue  
Klamath Falls, OR 97601

**GRANTORS:**

HMH Flight, LLC  
Larry C. Heaton, Manager  
Larry C. Heaton  
932 Apogee Way  
Klamath Falls, OR 97601

**GRANTEE:**

City of Klamath Falls  
PO Box 237  
Klamath Falls, OR 97601

**TAX STATEMENTS:**

Until requested otherwise,  
send all tax statements to:  
City of Klamath Falls  
PO Box 237  
Klamath Falls, OR 97601

Returned at Counter

**QUITCLAIM DEED**

HMH Flight, LLC, Larry C. Heaton as Managing Member, and Larry C. Heaton, an individual, Grantors, hereby release and quitclaims to the City of Klamath Falls, Grantee, the following described real property and personal property (Hangar), included in the Lease signed on November 23, 1998, situated in the City of Klamath Falls, State of Oregon, to-wit:

Legally described as TWP 39 RNGE 9, BLOCK SEC 22 POR, TRACT HANGAR EB4. The Hangar is also commonly known as the Klamath Falls Airport Eastside Hangar #EB4 (approximately 1,010 square feet); also depicted on the attached Exhibit A which is an excerpt from the original lease signed on November 23, 1998.

The true and actual consideration paid for such property transfer ownership of Hangar #EB4, stated in terms of dollars is \$18,068.43.

The Airport Eastside Hangar #EB4 shall be transferred to City free of any encumbrances.

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.

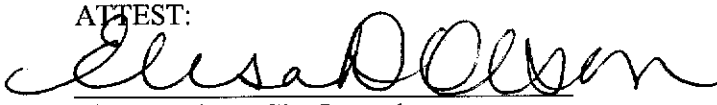
DATED this 26<sup>th</sup> day of July, 2016.

**GRANTEE**

CITY OF KLAMATH FALLS

  
Nathan Cherpeski, City Manager

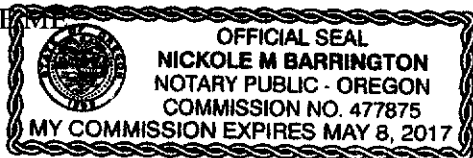
ATTEST:


  
Elisa D. Olson, City Recorder

STATE OF OREGON   )  
                                  )ss.  
County of Klamath   )


On the \_\_\_\_ day of July, 2016, personally appeared Nathan Cherpeski and Elisa D. Olson, who, each being first duly sworn, did say that the former is the City Manager and the latter is the City Recorder of the City of Klamath Falls, an Oregon municipal corporation, and that the instrument was signed on behalf of said municipal corporation; and each of them acknowledged said instrument to be its voluntary act and deed.

BEFORE ME:



  
Notary Public for Oregon  
My Commission Expires: 5-8-2017

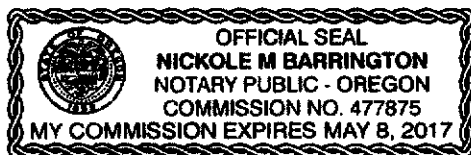
**GRANTOR**

  
Larry C. Heaton, Managing Member of HMH Flight, LLC

STATE OF OREGON   )  
                                  )ss.  
County of Klamath   )

On the 26<sup>th</sup> day of July 2016, personally appeared Larry C. Heaton, who being first duly sworn, did say that he is the Managing Member of HMH Flight, LLC, and that the instrument was signed on behalf of the LLC and as an individual, he acknowledged said instrument to be his voluntary act and deed.

BEFORE ME:



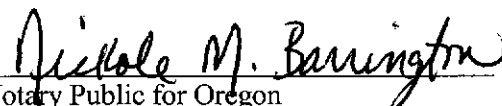
  
Notary Public for Oregon  
My Commission Expires: 5-8-2017

Exhibit A  
Airport Hangar Area

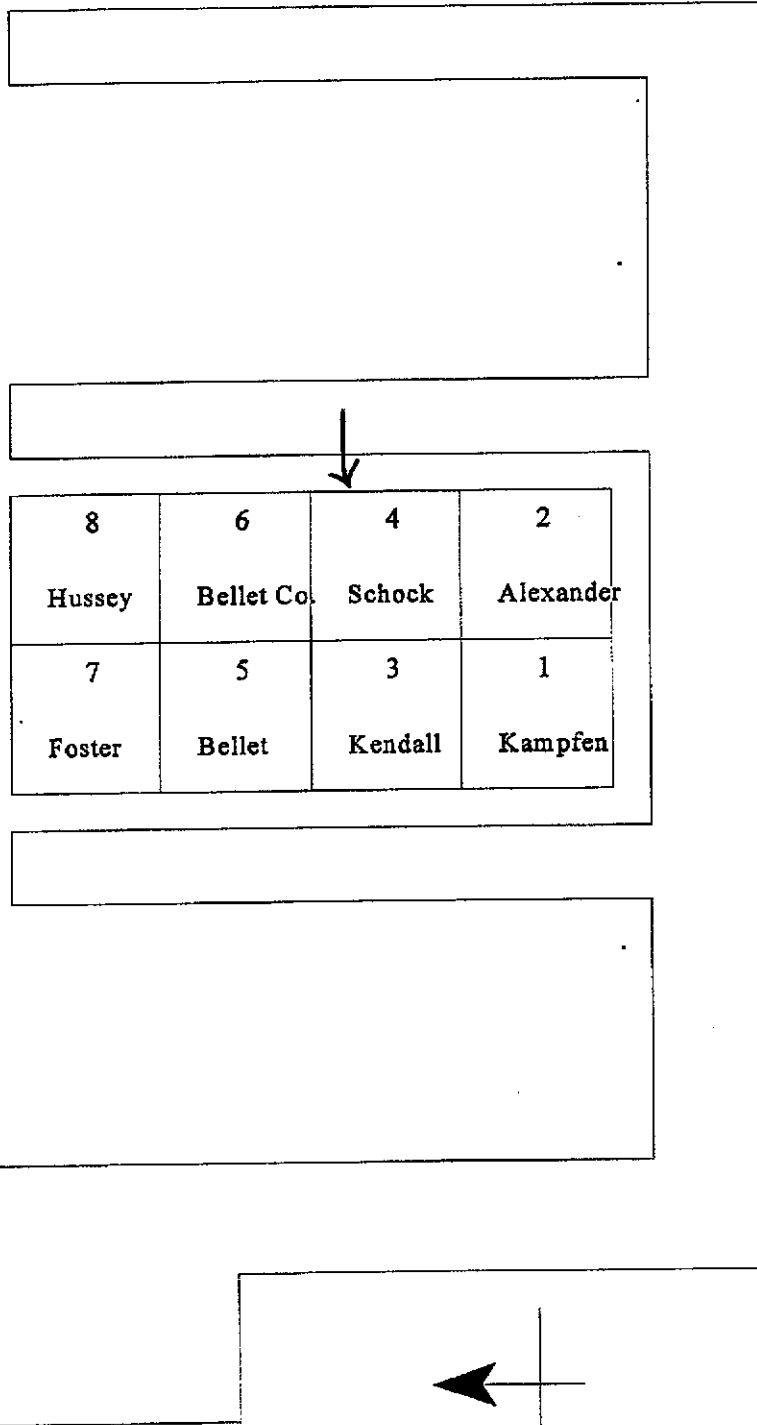
Exhibit A  
[from original Lease 11-23-48]

Row D

Row C

Row B

Row A





**Certification of Charges Paid**  
(2015 Oregon Laws Chapter 96)

Certification #

2016-23

All charges against the real property have been paid for the property that is the subject of the deed between:

Grantor *HMH Flight LLC Larry C Heaton as managing member &  
Larry C Heaton*

Grantee

*City of Klamath Falls*

Signed on (date)

*7/26/16*

and for consideration of

*\$ 18,068.43*

Assessor's signature

*[Signature]*

Date

*8/16/16*

150-310-411 (Rev. 10-15)

*Legal Description:*

*R-3909-22-100 A67*

*Hanger EA5*