



06/30/2017 01:10:32 PM

Fee: \$47.00

Grantor's Name and Address: Klamath County 305 Main St, Rm 121 Klamath Falls, OR 97601
Grantee's Name and Address: James E. Pritchard 345 N 6th St. Klamath Falls, OR 97601
After recording, return to (Name, Address, Zip): James E. Pritchard 345 N 6th St. Klamath Falls, OR 97601
Until requested otherwise, send all tax statements to (Name, Address, Zip): James E. Pritchard 345 N 6th St. Klamath Falls, OR 97601

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 **James E. Pritchard**, 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: See attached EXHIBIT "A" APN: R411637, R786028, R411646, R763356 MapTaxLot: R-3809-032AB-07500-000, R-3809-032AB-07501-000, R-3809-032AB-07600-000, R-3809-032AB-07700-000

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

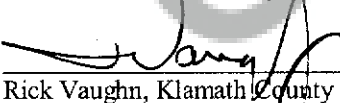
To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is **\$10,000.00**.

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 6/29/2017 ; 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.


Rick Vaughn, Klamath County Tax Collector

STATE OF OREGON, County of KLAMATH) ss.

This instrument was acknowledged before me on this 30 day of June 20 17, by Rick Vaughn, 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.





Notary Public for the State of Oregon
My Commission Expires: March 6, 2020

EXHIBIT "A"

Parcel 1:

The Easterly 10 feet of the Westerly 35 feet of the Northerly 80 feet and the Northerly 4 feet of the Southerly 40 feet of the Easterly 38 feet of Lot 6, Block 41, NICHOLS ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

Map: R-3809-032AB-07500-000

Parcel 2:

That portion of Block 41, NICHOLS ADDITION TO THE CITY OF KLAMATH FALLS, Oregon, described as follows:

Beginning at the Northwest corner of said Block 41, said point of beginning being at the intersection of the Easterly line of Sixth Street and the Southerly line of Washington Street; thence Easterly 100 feet along the Northerly boundary line of said block and along the Southerly line of Washington street; thence Southerly 80 feet, parallel with Sixth Street; thence Westerly 100 feet, parallel with Washington Street; thence northerly 80 feet along the Easterly line of sixth Street to the point of beginning; EXCEPT any portion thereof lying within property described in Deed recorded March 17, 1922 in Volume 58 on Page 413 and in Deed recorded February 21, 1925 in Volume 66 on Page 526, records of Klamath County.

Map: R-3809-032AB-07501-000

Parcel 3:

That portion of Lot 6, Block 41, NICHOLS ADDITION to the city of Klamath Falls, in the County of Klamath, State of Oregon, described as follows:

Beginning at the most Westerly corner of said Block 41, said point also being the intersection of the Northeasterly line of 6 Street and the Southeasterly line of Washington Street; thence Northeasterly along the Northwesternly line of said Block 41, 100 feet to the True Point of Beginning; thence Southeasterly at right angles 80 feet to a point; thence Northeasterly at right angles 30 feet to a point on the Northeast line of said Lot 6; thence Northwesternly along said line 100 feet more or less to the most Northerly corner thereof; thence Southwesterly along the Northwesternly line of said Block 41, 30 feet to the true point of beginning.

Map: R-3809-032AB-07600-000

Parcel 4:

The Westerly 30 feet of the Northerly 60 feet of Lot 7, Block 41, NICHOLS ADDITION to the City of Klamath Falls, in the County of Klamath, State of Oregon.

Map: R-3809-032AB-07700-000