

2018-005229

Klamath County, Oregon



00221458201800052290020026

After recording return to:

Southview Master Association
c/o Management Trust
PO Box 23099
Tigard OR 97281

04/30/2018 08:36:25 AM

Fee: \$47.00

Until a change is requested,
all tax statements shall be sent
to:

Southview Master Association
c/o Management Trust
PO Box 23099
Tigard OR 97281

QUIT CLAIM DEED

BE IT KNOWN BY ALL, that CCB - Southview, LLC, ("Grantor"), an Oregon Limited Liability Company, whose address is 314 East Main St, Hillsboro OR 97123, releases and quit claims to Southview Master Association, ("Grantee"), whose address is c/o Management Trust, PO Box 23099, Tigard OR 97281 all right, title, and interest in and to the following described real estate property located in the City of Klamath Falls in the County of Klamath and State of Oregon, to-with:

PARCEL 1:

The Private Streets known as Lady Bug Place, Red Bud Drive, West Ridge Drive, Aster Lane and Butterfly Place of Tract 1508 - The Gardens - Phase 1, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

PARCEL 2:

Common Area A and Common Area B of Tract 1461 - The Woodlands - Phase 3, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

Tax Parcel Numbers(s): R894850, R894982 & R894856

FOR A VALUABLE CONSIDERATION, in the amount of \$1.00 dollar, given in hand and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged as of April 26, 2018.

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,

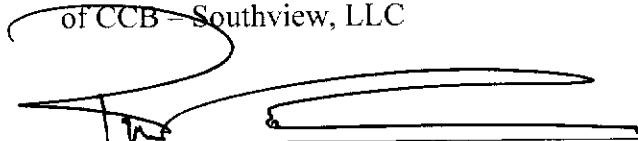
OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD 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.

IN WITNESS WHEREOF, the grantor has executed this instrument on April 26, 2018; 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.

GRANTOR:

CCB-SOUTHVIEW, LLC

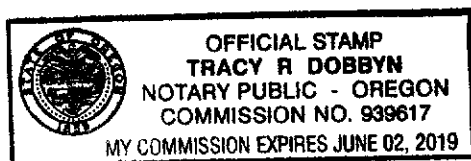
By: Premier Community Bank, Member
of CCB - Southview, LLC

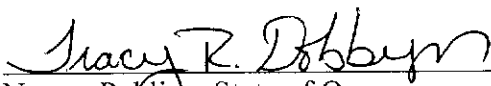


Bob Ekblad, EVP and COO of Premier Community Bank

STATE OF OREGON)
) ss.
COUNTY OF WASHINGTON)

This instrument was acknowledged before me on April 26, 2018 by Bob Ekblad, EVP and COO of Premier Community Bank, Member of CCB - Southview, LLC.




Notary Public - State of Oregon
My Commission Expires June 2, 2019