

2018-005983

Klamath County, Oregon



00222355201800059830020020

05/16/2018 08:33:24 AM

Fee: \$47.00

After recording return to:

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

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

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## 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:

Private Streets known as Orange Blossom Drive and West Ridge Drive 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): R894857

**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 May 11, 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

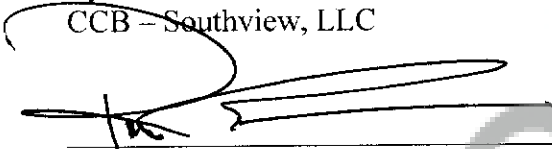
UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING 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 May 11, 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 May 11, 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