

2018-006469

Klamath County, Oregon



00222967201800064690030036

05/29/2018 09:58:59 AM

Fee: \$52.00

**PREPARED BY:**

Dustin Smith  
2878 Wayside Loop  
Springfield, OR 97477

**RECORDING REQUESTED BY  
AND WHEN RECORDED MAIL TO:**

Dustin Smith  
2878 Wayside Loop  
Springfield, OR 97477

**MAIL TAX STATEMENTS TO:**

Dustin Smith  
2878 Wayside Loop  
Springfield, OR 97477

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

**QUITCLAIM DEED**

**KNOW ALL MEN BY THESE PRESENTS THAT:**

THIS QUITCLAIM DEED, made and entered into on the 17<sup>th</sup> day of MAY, 2018, between Brian Mattie, a married person, whose address is PO Box 718, Pleasant Hill, Oregon 97455 ("Grantor"), and Dustin Smith, whose address is 2878 Wayside Loop, Springfield, Oregon 97477 ("Grantee").

For and in consideration of the sum of \$4,000.00, the receipt and sufficiency of which is hereby acknowledged, Grantor hereby Remises, Releases, AND FOREVER Quitclaims to Grantee, the property located in Klamath County, Oregon, described as:

The East 1/2 of the NW 1/4 of the NE 1/4 of the SW 1/4 of section 11, township 33 south, range 7 east of the Willamette meridian, Klamath County, Oregon. APN: R85669 MapTaxLot: R-3307-0100-00300-000

Prior instrument reference: Quitclaim Deed, Volume/Book \_\_\_\_\_, Page \_\_\_\_\_, Document No. 2018-004946, of the Recorder of Klamath, Oregon, recorded Monday, April 23, 2018.

SUBJECT TO all, if any, valid easements, rights of way, covenants, conditions, reservations and restrictions of record.

Grantor grants all of the Grantor's rights, title and interest in and to all of the above described property and premises to the Grantee, and to the Grantee's heirs and assigns forever in fee simple, so that neither Grantor nor Grantor's heirs legal representatives or assigns shall have,

claim, or demand any right or title to the property, premises, or appurtenances, or any part thereof.

Tax/Parcel ID Number: R-3307-01100-003300-000

IN WITNESS WHEREOF the Grantor has executed this deed on the 17 day of May, 2018.

5/17/18  
Date

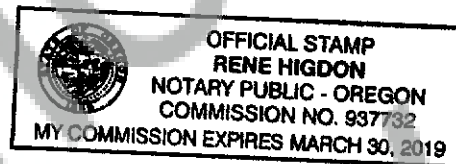
Brian Mattie  
Brian Mattie, Grantor


State of Oregon County of Lane

This instrument was acknowledged before me on the 17<sup>th</sup> day of May, 2018 by Brian Mattie.

Rene Higdon  
Notary Public-State of Oregon

My Commission expires: 3/30/19



Grantor's Name and Address: Klamath County 305 Main St, Rm 121 Klamath Falls, OR 97601	<b>2018-004946</b> Klamath County, Oregon  00221121201800048460010016 04/23/2018 11:28:48 AM      Fee: \$42.00
Grantee's Name and Address: Brian Mattie PO Box 718 Pleasant Hill, OR 97455	
After recording, return to (Name, Address, Zip): Brian Mattie PO Box 718 Pleasant Hill, OR 97455	
Until requested otherwise, send all tax statements to (Name, Address, Zip): Brian Mattie PO Box 718 Pleasant Hill, OR 97455	

### 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 Brian Mattie, 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:** The East 1/2 of the NW 1/4 of the NE 1/4 of the SW 1/4 of Section 11, Township 33 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon. APN: R85669 MapTaxLot: R-3307-01100-00300-000

**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 \$4,000.00.

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 4/19/2018; 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.

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 09 day of April, 20 18, 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: 03/20/2021