

Returned at Counter

2018-010284

Klamath County, Oregon



00227696201800102840010016

SPACE 1 08/28/2018 09:27:41 AM

Fee: \$21.00

FOR
RECORDER'S USE

Klamath County
305 Main St
Klamath Falls, OR 97601
Grantor's Name and Address

Advantage Equities LLC, 6338
225 Southshore Lane
Klamath Falls, OR 97601

Grantee's Name and Address

After recording, return to (Name, Address, Zip):

Advantage Equities LLC, 6338
225 Southshore Lane
Klamath Falls, OR 97601

Until requested otherwise, send all tax statements to (Name, Address, Zip):

Advantage Equities LLC, 6338
225 Southshore Lane
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 quitclaim unto Advantage Equities LLC, 6338, 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:

A 5-foot strip of land more particularly described as follows:

Commencing at the Northeasterly corner of Lot 1, Block 36, Original Town of Linkville now City of Klamath Falls; Thence S 38°54'25" W 66.46 feet along the Westerly Right of Way of Klamath Avenue to the Southeasterly corner of Lot 1 to the TRUE POINT OF BEGINNING; Thence S 38°54'25" W 5.00 feet to a 5/8" Iron Rod with an orange plastic cap stamped "Becon"; Thence N 50°59'37" W 62.02 feet to a 5/8" Iron Rod with an orange plastic cap stamped "Becon"; Thence N 38°56'38" E 5.00 feet; Thence S 50°59'37" E 62.02 feet to the TRUE POINT OF BEGINNING.

Contains 310 Square Feet More or Less

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

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 \$0.00.

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 August 28, 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, 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, Sections 2 to 9 and 17, Chapter 855, Oregon Laws 2009, and Sections 2 to 7, Chapter 8, Oregon Laws 2010.

Derrick DeGroot
Derrick DeGroot, Chair of the Board

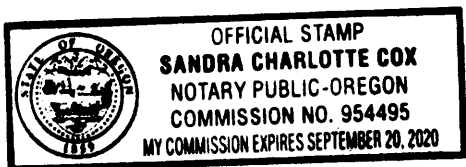
Donnie Boyd
Donnie Boyd, County Commissioner

Kelly Minty Morris
Kelly Minty Morris, County Commissioner

STATE OF OREGON, County of Klamath ss.

This instrument was acknowledged before me on 8-28, 2018.

by, Derrick DeGroot, Donnie Boyd, Kelley Minty Morris as Klamath County Commissioners, the duly elected qualified and acting Commissioners, respectively, of said County and State; and said Klamath County Commissioners acknowledged said instrument to be the free act and deed of said County.



Sandra Charlotte Cox
Notary Public for Oregon
My commission expires September 20, 2020