

2018-015240

Klamath County, Oregon



00233582201800152400040049

12/21/2018 11:53:03 AM

Fee: \$97.00

Prepared By:

Scott Shope
15310 China Rapids Drive
Red Bluff, CA 96080,

After Recording Return To:

Scott Shope
15310 China Rapids Drive
Red Bluff, CA 96080,

Mail Tax Bills to:
15310 China Rapids Dr.
Red Bluff, CA 96080

TAX PARCEL ID #: R3809-029DC-
18000-000, R-3809-029DC-17900-000

QUIT CLAIM DEED

BE IT KNOWN BY ALL, that Tyler Rickey, ("*Grantor*"), a single man **whose address is** 19870 Live Oak Road Red Bluff, CA 96080, **TO** Volador Enterprises, LLC an Oregon Limited Liability Company ("*Grantee*"), **whose address is** 15310 China Rapids Drive Red Bluff, CA 96080, all right, title, interest and claim to the following real estate property located at in the City of Klamath Falls, located in the County of Klamath and State of Oregon and ZIP code of 97601, to-wit:

See attached Exhibit 'A'

FOR A VALUABLE CONSIDERATION, in the amount of \$.00 dollars, given in hand and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged as of .

TO HAVE AND TO HOLD all of Grantor's right, title and interest in and to the above described property unto the said Grantee, Grantee's heirs, administrators, executors, successors and/or assigns forever; so that neither Grantor nor Grantor's heirs, administrators, executors, successors and/or assigns shall have, claim or demand any right or title to the aforesaid property, premises or appurtenances or any party thereof.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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,

Returned at Counter

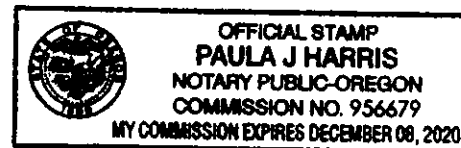
OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 (Definitions for ORS 92.010 to 92.192) OR 215.010 (Definitions), 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 (Definitions for ORS 30.930 to 30.947), AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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.



(Grantor's Signature)

Tyler Rickey

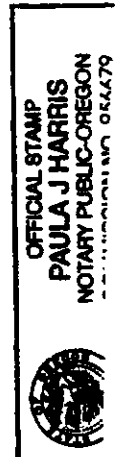
(Grantor's Printed Name)



(Grantee's Signature)

Scott Shope, Member, Volador Enterprises,
An Oregon Limited Liability Company

(Grantee's Printed Name)



Grantee's Address:

19870 Live Oak Road
Red Bluff, CA 96080

Grantor's Address:

15310 China Rapids Drive
Red Bluff, CA 96080

Mail Subsequent Tax Bills To:

15310 China Rapids Drive
Red Bluff, CA 96080

STATE OF Oregon

)

) SS.

COUNTY OF Klamath

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The foregoing Quit Claim Deed was acknowledged before me on Dec 21, 2018 by ^{Tyler} ~~Rickey~~
~~who personally known to me~~ or who produced a valid driver's license and/or passport as identification,
and such individual(s) having executed aforementioned instrument of his/her/their free and voluntary act
and deed.

IN WITNESS THEREOF, to this Quit Claim Deed, I set my hand and seal.

Signed, sealed and delivered in the presence of:

Paula J Harris
(Signature of Notary)

Paula J Harris
(Printed Notary Name) ,

My Commission expires: Dec 08, 2020

MY COMMISSION EXPIRES DECEMBER 08, 2020

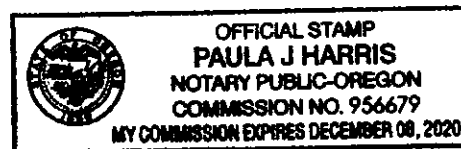


EXHIBIT 'A'

File No. 231289AM

PARCEL No. 1:

That portion of Lot 5, Block 55, NICHOLS ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point on the Northeasterly line of Eighth Street, 36 feet 8 inches Northwesterly from the intersection of the Northeasterly line of Eight Street with the Northerly line of the alley through Block 55, NICHOLS ADDITION TO THE CITY OF KLAMATH FALLS, OREGON; thence Northwesterly along the Northeasterly line of Eighth Street 36 feet 8 inches; thence Northeasterly at right angles to Eighth Street 65 feet, more or less, to the line between Lots 5 and 6 in said Block 55; thence Southeasterly along the line between Lots 5 and 6 in said Block 55 a distance of 36 feet 8 inches; thence Southwesterly 65 feet, more or less to the point of beginning.

PARCEL No. 2:

That portion of Lot 5, Block 55, Nichols Addition to the City of Klamath Falls, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the intersection of the Northeasterly line of Eighth Street with the Northerly line of the alley through Block 55, Nichols Addition to the City of Klamath Falls, Oregon; thence Northeasterly along the Northerly line of said alley 65 feet, more or less, to the line between Lots 5 and 6 of said block; thence Northwesterly along said line between Lots 5 and 6, 36 feet 8 inches; thence Southwesterly and parallel with said alley 65 feet, more or less, to the Northeasterly line of Eighth Street; thence Southeasterly along the Northeasterly line of Eighth Street 36 feet 8 inches to the point of beginning.