

2019-002681

Klamath County, Oregon



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03/21/2019 03:57:13 PM

Fee: \$26.00

Grantor's Name and Address: Klamath County 305 Main St, Rm 121 Klamath Falls, OR 97601
Grantee's Name and Address: Joseph Busto
After recording, return to (Name, Address, Zip): Joseph Busto 101 S Park CT Martinez, CA 94553
Until requested otherwise, send all tax statements to (Name, Address, Zip): Joseph Busto 101 S Park CT Martinez, CA 94553

**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 **Joseph Busto**, 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:** See attached Exhibit "A"

APN: 368088

MapTaxLot: R-3809-029CD-17400-000

**Subject to covenants, conditions, restrictions, easements, reservations, rights, rights of way and all matters appearing of record.**

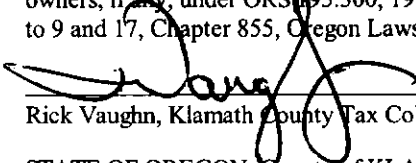
To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is **\$21,500.00**.

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 **March 15, 2019**; 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.

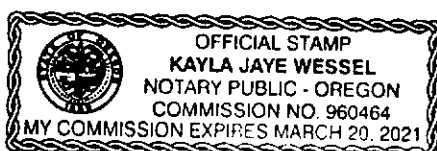
Before signing or accepting this instrument, the person transferring fee title should inquire about the person's rights, if any, under ORS 195.300, 195.301 and 195.305 to 195.336 and Sections 5 to 11, Chapter 424, Oregon Laws 2007, and Sections 2 to 9 and 17, Chapter 855, Oregon Laws 2009, and Sections 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

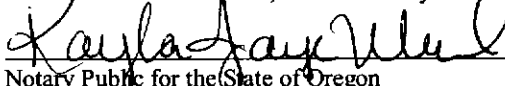
STATE OF OREGON, County of KLAMATH ) ss.

This instrument was acknowledged before me on this 20 day of March 20 19, 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: 3/20/21

## EXHIBIT 'A'

File No. 153526AM

A portion of Lot 2 in Block 10, FIRST ADDITION to the City of Klamath Falls, more particularly described as follows:

That portion of Lot 2, Block 10, FIRST ADDITION to the City of Klamath Falls, Oregon; beginning at a point in the Northwestern line of Mt. Whitney Street (formerly Mitchell Street) 27.7 feet Southwesterly from the most Easterly corner of said Lot 2, Block 10, FIRST ADDITION to the City of Klamath Falls, Oregon, and running thence Northwesterly parallel with the line between Lots 1 and 2, said Block 10, 68.16 feet, more or less, to the West boundary of said Lot 2, thence South along the West boundary of said Lot 2, to an intersection with the Northwestern line of Mt. Whitney Street; thence Northeasterly along the Northwestern line of Mt. Whitney Street, 84.9 feet to the point of beginning.

EXCEPTING THEREFROM that portion conveyed to the City of Klamath Falls by instrument recorded June 12, 1978 in Volume M78 at page 12472, Microfilm Records of Klamath County, Oregon, to wit:

A portion of Lot 2, Block 10, FIRST ADDITION to the City of Klamath Falls, Oregon according to the duly recorded plat thereof, described as follows:

Beginning at a point on the Northwestern right-of-way line of Mt. Whitney Street, said point being South 38 degrees 45' West a distance of 480.22 feet, measured along the centerline of Mt. Whitney Street, and North 51 degrees 15' West a distance of 30.0 feet from intersection of North 6th Street and Mt. Whitney; thence South 38 degrees 45' West, along the said Northwestern right-of-way line of Mt. Whitney, a distance of 34.80 feet more or less to the most Southerly corner of Lot 2, Block 10, of said First Addition; thence Northerly along the West line of said Lot 2 a distance of 23.58 feet, more or less; thence North 80 degrees 48' East a distance of 22.27 feet more or less, along a line 5 feet Southerly of and parallel with the Easterly extension of the Southerly line of Block 97 of Buena Vista Addition, to the point of beginning.