

Prepared By:
 Lisa Bruhn
 2755 Jefferson Street #102
 Carlsbad, CA 92008

2019-003644
 Klamath County, Oregon



04/04/2019 01:56:05 PM

Fee: \$112.00

After Recording Return To:
 Phase III Oregon LLC
 3939 S 6th Street #142
 Klamath Falls, Oregon 97603

TAX ACCOUNT No.: R441542,
Code: 001, **PCL:** 101,
MAP: 3809-030AA-01900-000

QUIT CLAIM DEED

BE IT KNOWN BY ALL, that Lisa Bruhn, ("*Grantor*"), whose address is 2755 Jefferson Street #102, Carlsbad, CA 92008, hereby **REMISES, RELEASES AND FOREVER QUITCLAIMS TO** Phase III Oregon LLC ("*Grantee*"), whose address is 3939 S 6th Street #142, Klamath Falls, Oregon 97603, all right, title, interest and claim to the following real estate property located at 215 W Oregon Avenue in the City of Klamath Falls, located in the County of Klamath and State of Oregon and ZIP code of 97601, to-wit:

Property having Lot No. 20, with the Section No. Block 37, and property beginning at a point on the North boundary line of Lot 20, Block 37, Buena Vista Addition to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, which is 7.1 feet Easterly from the Northeast corner of lot 19 of Block 37 (as established by the Robert Hall Survey of Lots 19 and 20, Block 37, Buena Vista Addition, surveyed by Clifford L. Sanders on September 26, 1960); thence Southerly 147.16 feet; more or less, to a point on the Southerly line of Lot 20 which is a distance of 7 feet Easterly from the Southeast corner of Lot 19; thence Westerly along the Southerly line of Lots 18, 19 and 20, a distance of 85.125 feet more or less to a point in the center line of the Southerly line of Lot 18; thence Northeasterly at right angles to the South line of Lot 18, 150 feet, more or less, to a point in the center of the Northerly line of Lot 18; thence Southeasterly along the Northerly line of Lots 18, 19 and 20 to the point of beginning, being the Easterly one-half of Lots 18, all 19 and the Northwesternly fraction of Lot 20, Block 37, Buena Vista Addition to the City of Klamath Falls, Oregon.

FOR A VALUABLE CONSIDERATION, in the amount of \$1.00 dollars, given in hand and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged as of 02/28/2019.

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.



(Grantor's Signature)

Lisa Bruhn

(Grantor's Printed Name)



(Grantee's Signature)

Phase III Oregon LLC by Lisa Bruhn, Member

(Grantee's Printed Name)

Grantor's Address:

Lisa Bruhn
2755 Jefferson Street #102
Carlsbad, CA 92008

Grantee's Address:

Phase III Oregon LLC
3939 S 6th Street #142
Klamath Falls, Oregon 97603

Mail Subsequent Tax Bills To:

Stewart Property Management Services
5761 Glenridge Way,
Klamath Falls, OR 97603

See Attached
Acknowledgment

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)

County of San Diego)

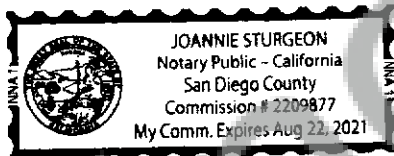
On March 27, 2019 before me, Joannie Sturgeon, Notary Public,
Date Here Insert Name and Title of the Officer

personally appeared Lisa Bruhn
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature Joannie Sturgeon
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Quit Claim Deed Document Date: 02/28/2019
Number of Pages: 3 Signer(s) Other Than Named Above: —

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
☒ Corporate Officer — Title(s): Member
☐ Partner — ☐ Limited ☐ General
☒ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: _____

Signer's Name: _____
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: _____