



09/04/2019 10:16:02 AM

Fee: \$26.00

Grantor's Name and Address: Klamath County 305 Main St, Rm 121 Klamath Falls, OR 97601
Grantee's Name and Address: DB Land Development, LLC 5280 Crater Lake Ave Suite 102 Central Point, OR 97502
After recording, return to (Name, Address, Zip): DB Land Development, LLC 5280 Crater Lake Ave Suite 102 Central Point, OR 97502
Until requested otherwise, send all tax statements to (Name, Address, Zip): DB Land Development, LLC 5280 Crater Lake Ave Suite 102 Central Point, OR 97502

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 **DB Land Development, LLC**, 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: 283883, 284711, 284739

MapTaxLot: 3511-015A0-03300-000, 3511-015B0-02500 and 02600-000

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

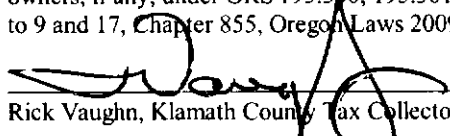
To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is **\$3,800.00**.

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 22, 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.

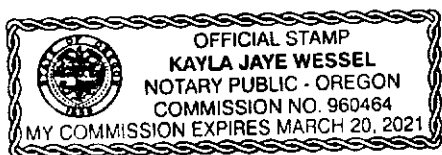
Before signing or accepting this instrument, the person transferring fee title should inquire about the person's rights, if any, under ORS 195.300, 195.301 and 195.305 to 195.336 and Sections 5 to 11, Chapter 424, Oregon Laws 2007, and Sections 2 to 9 and 17, Chapter 855, Oregon Laws 2009, and Sections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

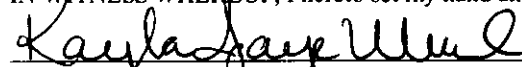
STATE OF OREGON, County of KLAMATH) ss.

This instrument was acknowledged before me on this 3 day of September 2019, 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: 3/20/2021

EXHIBIT 'A'

Lot 65 in Block 5, Oregon Pines, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Along with:

Those portions of Block 5 of Oregon Pines as recorded in Klamath County, Oregon. A portion of Lot 11 and Lot 66, more particularly described as follows:

Beginning at the Southeast corner of Lot 73 of said Block 5; thence North 59° 58' 54" East, along the southerly line of Lot 72, 259.86 feet to the Southwest corner of Lot 70; thence South 80° 40' 15" East, along the South line of Lots 70 and 69, 341.49 feet to the Southwest corner of Lot 67; thence South 55° 08' 57" East, along the southerly line of Lot 67, 258.37 feet to the westerly right of way line of Love lane; thence southerly along the southerly right of way line, along a curve concave to the Northeast, having a radius of 50.00 feet (the chord bears South 10° 08' 57" East, 70.71 feet) 78.54 feet to the Northwest corner of Lot 65; thence South 34° 51' 03" West, along the westerly line of Lot 65, 230.00 feet to the Southwest corner of Lot 65; thence South 31° 05' 16" West 265.32 feet to the Northeast corner of Lot 19; thence North 83° 11' 12" West, along the North line of Lot 19, 387.74 feet to the Northwest corner of Lot 19; thence North 10° 45' 47" West, 492.65 feet to the Southeast corner of Lot 73 and the point of beginning.

Excepting an area beginning at the Southeast corner of Lot 73; thence North 59° 58' 54" East, along the southerly line of Lot 72, 259.86 feet to the Southwest corner of Lot 70, thence South 80° 40' 15" East, along the South line of Lot 70 to that point where the Northwest corner of Lot 66 meets the southerly line of Lot 70; thence South and West in a diagonal line to the Northwest corner of Lot 19; thence North 10° 45' 47" West, to the Southeast corner of Lot 73 and the point of beginning.

R283883, R284711, R284739

R-3511-015A0-03300-000

R-3511-015B0-02500-000

R-3511-015B0-02600-000