

2019-010213

Klamath County, Oregon



09/04/2019 10:52:02 AM

Fee: \$31.00

Grantor's Name and Address: Klamath County 305 Main St, Rm 121 Klamath Falls, OR 97601
Grantee's Name and Address: Land Equities Inc. 2728 W. Main St. STE 105 Medford, OR 97501
After recording, return to (Name, Address, Zip): Land Equities Inc. 2728 W. Main St. STE 105 Medford, OR 97501
Until requested otherwise, send all tax statements to (Name, Address, Zip): Land Equities Inc. 2728 W. Main St. STE 105 Medford, OR 97501

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 **Land Equities Inc.**, 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: 360692, 360683
MapTaxLot: 3613-006A0-02700 and 02800-000

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 **\$6,500.00**.

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 **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.

Kayla Jaye Wessel
Notary Public for the State of Oregon

My Commission Expires: 3/20/2021

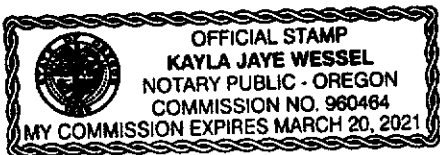


EXHIBIT "A"
(Land Description Map Tax and Account)

Parcel 1

A PARCEL OF LAND SITUATED IN THE NE 1/4 OF SECTION 6, TOWNSHIP 36 SOUTH, RANGE 13 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 5/8 INCH IRON PIN MARKING THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER OF SECTION 6; THENCE N 89°55'50" E ALONG THE NORTHERLY LINE OF SAID SECTION 6, 400.06 FEET TO THE POINT OF BEGINNING FOR THIS DESCRIPTION; THENCE CONTINUING N 89°55'50" E ALONG SAID NORTHERLY LINE, 501.69 FEET TO A 1/2 INCH IRON PIN; THENCE LEAVING SAID SECTION LINE S 20°24'00" W, 587.97 FEET; THENCE WEST 296.74 FEET TO A 1/2 INCH IRON PIN; THENCE NORTH 550.48 FEET TO THE POINT OF BEGINNING, CONTAINING 5.05 ACRES MORE OR LESS

2700

Parcel 2

A PARCEL OF LAND SITUATED IN THE NE 1/4 OF SECTION 6, TOWNSHIP 36 SOUTH, RANGE 13 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON PIN MARKING THE NORTHWEST CORNER OF SAID NE 1/4 OF SECTION 6; THENCE N 89°55'50" E ALONG THE NORTHERLY LINE OF SAID SECTION 6, 400.06 FEET TO A 1/2 INCH IRON PIN; THENCE LEAVING SAID SECTION LINE SOUTH, 550.48 FEET TO A 1/2 INCH IRON PIN; THENCE WEST, 400.03 FEET TO A 1/2 INCH IRON PIN ON THE WESTERLY LINE OF SAID NE 1/4 OF SECTION 6; THENCE N 00°00'11" W ALONG SAID WESTERLY LINE 550.00 FEET TO THE POINT OF BEGINNING.

2800

TOGETHER WITH:

AN EASEMENT 60 FEET IN WIDTH FOR ROADWAY PURPOSES, THE CENTERLINE OF WHICH IS MORE PARTICULARLY DESCRIBED IN THE FOLLOWING PARTS:

PART 1:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 6, TOWNSHIP 36 SOUTH, RANGE 13 EAST, WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON; THENCE SOUTH 89° 55' 50" WEST ALONG THE NORTH LINE OF SAID SECTION 6, 328.33 FEET TO THE POINT OF BEGINNING FOR THIS PART OF THIS DESCRIPTION; THENCE LEAVING SAID NORTH SECTION LINE SOUTH 20° 24' 00" WEST, 788.62 FEET; THENCE SOUTH 24° 55' 02" EAST, 181.39 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT; THENCE ALONG THE ARC OF A 51.05 FOOT RADIUS CURVE TO THE RIGHT (DELTA = 114° 55' 02"; LONG CHORD = SOUTH 32° 32' 29" WEST, 86.07 FEET) 102.38 FEET TO THE END OF CURVE; THENCE WEST 118.29 FEET; THENCE SOUTH 20° 24' 00" WEST, 1286.89 FEET; THENCE WEST 699.25 FEET; THENCE NORTH 69° 45' 49" WEST, 599.61 FEET; THENCE NORTH 20° 24' 00" EAST, 2105.45 FEET TO SAID NORTH LINE OF SECTION 6, THE TERMINUS OF THIS PART OF THIS DESCRIPTION.

PART II:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 6; THENCE SOUTH 00° 45' 25" WEST ALONG THE EAST LINE OF SAID SECTION 6, 616.71 FEET TO THE POINT OF BEGINNING FOR THIS PART OF THIS DESCRIPTION; THENCE LEAVING SAID EAST SECTION LINE WEST, 517.35 FEET TO THE TERMINUS FOR THIS PART OF THIS DESCRIPTION.

PART III:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 6; THENCE NORTH 00° 45' 25" EAST ALONG THE EAST LINE OF SAID SECTION 6, 384.84 FEET; THENCE LEAVING SAID EAST SECTION LINE NORTH 76° 44' 08" WEST, 495.47 FEET TO THE POINT OF BEGINNING FOR THIS PART OF THIS DESCRIPTION; THENCE WEST 595.36 FEET TO THE TERMINUS FOR THIS PART OF THIS DESCRIPTION.

PART IV:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 6; THENCE NORTH 00° 45' 25" EAST ALONG THE EAST LINE OF SAID SECTION 6, 894.84 FEET; THENCE LEAVING SAID EAST SECTION LINE WEST 435.00 FEET TO THE POINT OF BEGINNING FOR THIS PART OF THIS DESCRIPTION; THENCE CONTINUING WEST 501.98 FEET TO THE TERMINUS OF THIS PART OF THIS DESCRIPTION.

PART V:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 6;
THENCE SOUTH $00^{\circ} 00' 11''$ EAST ALONG THE WEST LINE OF SAID NORTHEAST QUARTER, 550.00
FEET; THENCE LEAVING SAID WEST QUARTER SECTION LINE EAST, 400.03 FEET TO THE POINT OF
BEGINNING FOR THIS PART OF THIS DESCRIPTION; THENCE CONTINUING EAST 264.73 FEET TO THE
TERMINUS OF THIS PART OF THIS DESCRIPTION