

2019-011816

Klamath County, Oregon



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10/09/2019 02:55:44 PM

Fee: \$87.00

After recording return to:  
Bullard and Friedman, LLC  
125 North 2<sup>nd</sup> Street  
Ashland, Oregon 97520

Until change is requested all tax  
Statements shall be sent to the  
Following address:  
Atomic Lettuce, LLC  
6538 Flamingo Road  
Bonanza, Oregon 97623

Returned at Counter

### QUITCLAIM DEED

**Will Oren Smith**, hereinafter called Grantor, for the purpose of transferring property into a business organization, intending to convey, release and quitclaim to the Grantee **Atomic Lettuce, LLC** the following described real estate situated in the County of Klamath, State of Oregon:

**Lot 7 and 8, Block 40 of KLAMATH FALLS FOREST ESTATES, HIGHWAY 66 UNIT, PLAT NO. 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**

**Tax Parcel/APN #R462270**

**Key No. 472893**

Subject to all easements, encumbrances, protective covenants, right-of-way, mineral rights, and other conditions and restrictions, if any, in or to the described real estate located at 6538 Flamingo Drive, Bonanza, Klamath County, Oregon 97623.

Grantor does hereby convey, release and quitclaim all of the Grantor's rights, title, and interest in and to the above described property and premises to the Grantee, and to the Grantee's heirs and assigns forever, so that neither Grantor nor Grantor's heirs, legal representatives or assigns shall have claim or demand any right or title to the property, premises, or appurtenances, or any part thereof.

The true consideration for this conveyance is \$10.00, the receipt and sufficiency of which is hereby acknowledged.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300 AND 195.305 TO 195.336 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. 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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated this 30th day of Sept, 2019

Will Oren Smith  
Will Oren Smith

STATE OF OREGON                     )  
   )  
COUNTY OF KLAMATH             )

I hereby certify that on this 30th day of Sept, 2019, before me, the undersigned Notary Public of the State and County aforesaid, personally appeared Will Oren Smith, ~~known to me~~ (or satisfactorily proven) to be the person whose name is subscribed to the within Deed, who acknowledged the due execution of the foregoing Deed.

[Signature]  
Notary Public for Oregon  
My Commission Expires 2.21.21

