

2019-014756

Klamath County, Oregon



00251873201900147560030037

12/19/2019 12:02:42 PM

Fee: \$92.00

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

Until change is requested all tax
Statements shall be sent to the
Following address:
Shandra Brown and Jared Smith
5651 Hwy 97 N
Klamath Falls, OR 97601

QUITCLAIM DEED

Shandra Brown and Jared Smith, hereinafter called Grantors, for the purpose of transferring property into a business organization in which we are each a member, 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:

Beginning at an iron pin which lies North 89°49' West along the quarter line a distance of 976.4 feet from the iron pin which marks the center of Section 7, Township 38 South, Range 9 East of the Willamette Meridian and running thence South 6°02' West a distance of 240.3 feet to an iron pin: thence North 89°49' West a distance of 708.6 feet to an iron pin which lies on the Easterly right of way line of the new Dalles-California Highway; thence North 11°36' West following the Easterly right of way line of the new Dalles-California Highway a distance of 244.18 feet to an iron pin; thence South 89°49' East along the quarter line a distance of 782.6 feet, more or less, to a point of beginning, said tract in the North half of the Southwest quarter of Section 7, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

THE PROPERTY DESCRIBED IN THIS INSTRUMENT MAY NOT BE WITHIN A FIRE PROTECTION DISTRICT PROTECTING STRUCTURES. THE PROPERTY IS SUBJECT TO LAND USE LAWS AND REGULATIONS, WHICH IN FARM OR FOREST ZONES, MAY NOT AUTHORIZE CONSTRUCTION OR SITING OF A RESIDENCE. 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 APPROVED USES AND EXISTENCE OF FIRE PROTECTION FOR STRUCTURES.

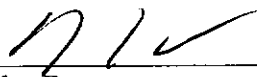
The true consideration for this conveyance is \$10.00, the receipt and sufficiency of which is hereby acknowledged.

Grantors do hereby convey, release and quitclaim all of the Grantors' 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 Grantors nor Grantors' heirs, legal representatives or assigns shall have claim or demand any right or title to the property, premises, or appurtenances, or any part thereof.

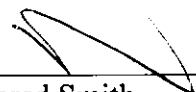
The true consideration for this conveyance is \$10.00, the receipt and sufficiency of which is hereby acknowledged.

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.

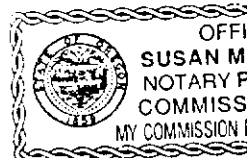
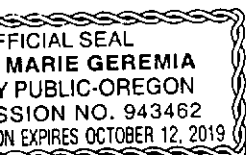
Dated this 4 day of October, 2019



Shandra Brown



Jared Smith



STATE OF OREGON)
)
COUNTY OF KLAMATH)

I hereby certify that on this 4 day of October, 2019, before me, the undersigned Notary Public of the State and County aforesaid, personally appeared Shandra Brown, and Jared Smith, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within Deed, who acknowledged the due execution of the foregoing Deed.

Susan M. Geremia
Notary Public for Oregon
My Commission Expires 10/12/2019

