

**2020-007765**

Klamath County, Oregon

06/25/2020 03:47:30 PM

Fee: \$92.00

**Grantor Name and Address:**

JEFFREY LYNN LEE SR.  
40140 BUNN WAY  
BONANZA, OR 97623

**Grantee Name and Address:**

JEFFREY LYNN LEE SR.  
LANA LOUISE LEE  
40140 BUNN WAY  
BONANZA, OR 97623

**After recording, return to:**

JEFFREY LYNN LEE SR.  
LANA LOUISE LEE  
40140 BUNN WAY  
BONANZA, OR 97623

**Until requested otherwise, send all tax statements to:**

JEFFREY LYNN LEE SR.  
LANA LOUISE LEE  
40140 BUNN WAY  
BONANZA, OR 97623

CF-OR-110342 *all*

**QUITCLAIM DEED**

JEFFREY LYNN LEE SR., a married man, who acquired title as JEFFREY LYNN LEE, whose address is 40140 Bunn Way, Bonanza, OR 97623 (referred to herein as "Grantor"), hereby releases and quitclaims to JEFFREY LYNN LEE SR. and LANA LOUISE LEE, husband and wife, as tenants by the entireties, whose address is 40140 Bunn Way, Bonanza, OR 97623 (referred to herein as "Grantee"), all of Grantor's interest in and to the following described real property located in Klamath County, Oregon:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

Property street address: 40140 Bunn Way, Bonanza, OR 97623

EXCEPTIONS of record on file with the County of Klamath, Oregon.

The true consideration for this conveyance is: NONE

Dated: 5-29-20

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, 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.

GRANTOR:

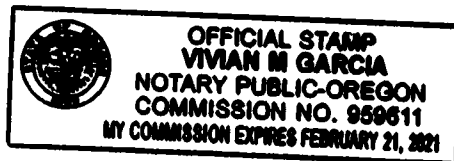
Jeffrey Lynn Lee Sr.  
JEFFREY LYNN LEE SR., who acquired title  
as JEFFREY LYNN LEE

STATE OF OR  
COUNTY OF Clatsop ) ss.

This instrument was acknowledged before me on 5/29/2022, by JEFFREY LYNN LEE  
SR., who acquired title as JEFFREY LYNN LEE.

[Affix Notary Seal]

[Signature]  
SIGNATURE OF NOTARY PUBLIC  
My commission expires 2/21/21



## **EXHIBIT A**

### **Legal Description**

**A TRACT OF LAND SITUATED IN THE N 1/2 NW 1/4 OF SECTION 28, TOWNSHIP 39 SOUTH, RANGE 12 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**BEGINNING AT THE QUARTER CORNER COMMON TO SECTIONS 21 AND 28 OF SAID TOWNSHIP AND RANGE, FROM WHICH THE NORTHEAST CORNER OF SAID SECTION 28 BEARS EASTERLY 2650.79 FEET; THENCE WESTERLY ALONG THE NORTH LINE OF SAID SECTION 28, 1264.77 FEET; THENCE SOUTH 4232 FEET, MORE OR LESS, TO A 5/8 INCH REBAR WITH PLASTIC CAP ON THE SOUTHERLY RIGHT OF WAY LINE OF BUNN ROAD, AS CONSTRUCTED; THENCE CONTINUING SOUTH 630.0 FEET TO 5/8 INCH REBAR WITH PLASTIC CAP; THENCE EAST 295.36 FEET TO A 5/8 INCH REBAR WITH PLASTIC CAP; THENCE CONTINUING EAST TO THE CENTERLINE OF THE NORTH CANAL; THENCE EASTERLY ALONG THE CENTERLINE OF SAID CANAL TO THE NORTH-SOUTH CENTER SECTION LINE OF SAID SECTION 28; THENCE NORTHERLY ALONG THE SAID NORTH-SOUTH CENTERLINE TO THE POINT OF BEGINNING, WITH BEARINGS BASED ON RECORDED SURVEY NO. 3853, AS RECORDED IN THE OFFICE OF THE KLAMATH COUNTY SURVEYOR.**

*The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance; has been engaged solely for the purpose of preparing this instrument; has prepared the instrument only from information given to preparer by the parties and/or their representatives; has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated; has not verified the legal existence or authority of any party or person executing the document; has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance; and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom. The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.*