

2020-011379

Klamath County, Oregon



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09/10/2020 09:32:35 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: Alex Edmonston 2249 13th Ave. W Apt #203 Seattle, WA 98119
After recording, return to (Name, Address, Zip): Alex Edmonston 2249 13th Ave. W Apt #203 Seattle, WA 98119
Until requested otherwise, send all tax statements to (Name, Address, Zip): Alex Edmonston 2249 13th Ave. W Apt #203 Seattle, WA 98119

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 Alex Edmonston, 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: 358375
MapTaxLot: 3612-02900-00500-000

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 \$15,000.00.

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 27, 2020: 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.

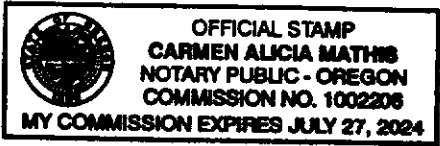
Before signing or accepting this instrument, the person transferring fee title should inquire about the person's rights, if any, under ORS 195.300, 195.301 and 195.305 to 195.336 and Sections 5 to 11, Chapter 424, Oregon Laws 2007, and Sections 2 to 9 and 17, Chapter 855, Oregon Laws 2009, and Sections 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 2nd day of September 20 20, 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.

Carmen Mathis
Notary Public for the State of Oregon

My Commission Expires: July 27, 2024

Exhibit A

An area of land in the Northeast quarter of the Northwest quarter of Section 29, Township 36 South, Range 12 East, Willamette Meridian, Klamath County, Oregon. Being more particularly described as follows:

The land described as Lot 13 of Tract 1162, Whiskey Creek Acres, excepting therefrom:

Commencing at a 1/2" iron rod marking the southeast corner of Lot 13 of Tract 1162, Whiskey Creek Acres; thence along the south line of said Lot 13, North 89°22'21" West 416.82 feet to the true point of beginning; thence leaving said south line of Lot 13, North 0°35'14" East 288.73 feet; thence North 89°24'46" West 340.09 feet; thence South 0°35'14" West 95.38 feet; thence North 89°24'46" West 150.00 feet; thence South 0°35'14" West 193.01 feet to the south line of said Lot 13; thence along said south line, South 89°22'21" East 490.09 feet to the true point of beginning.



EXPIRES 12/31/20