

2020-011647

Klamath County, Oregon



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09/14/2020 01:55:09 PM

Fee: \$26.00

Grantor's Name and Address: Klamath County 305 Main St, Rm 121 Klamath Falls, OR 97601
Grantee's Name and Address: James Fine and Rolinda Fine 1505 Patterson Klamath Falls, OR 97603
After recording, return to (Name, Address, Zip): James Fine and Rolinda Fine 1505 Patterson Klamath Falls, OR 97603
Until requested otherwise, send all tax statements to (Name, Address, Zip): James Fine and Rolinda Fine 1505 Patterson Klamath Falls, OR 97603

**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 **James Fine and Rolinda Fine**, 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"

This property was previously used as a landfill.

APN: 772685

MapTaxLot: 4012-02700-00800-000

**Subject to covenants, conditions, restrictions, easements, reservations, rights, rights of way and all matters appearing of record.**

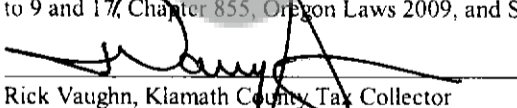
To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is **\$21,000.00**.

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.

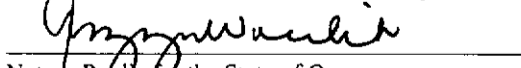
  
Rick Vaughn, Klamath County Tax Collector

STATE OF OREGON, County of KLAMATH ) ss.

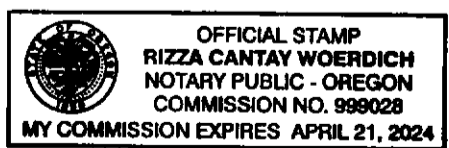
This instrument was acknowledged before me on this 2nd day of September, 2020, by Rick Vaughn, as Klamath County Tax Collector, duly authorized and directed to sign this instrument in lieu of the Chairman of the Board of County Commissioners of Klamath County, Oregon, and the duly elected qualified and 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.

  
Notary Public for the State of Oregon

My Commission Expires: 4/21/2024



## EXHIBIT 'A'

Beginning at an iron pin which is on the West right of way line of the County Road and which lies West along the section line a distance of 143.5 feet from the 1/4 Stone which marks the 1/4 corner common to Section 27 and 34, Township 40 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon, and running thence continuing West along the Section line a distance of 846.5 feet to the Southeast corner (record cites Southwest corner) of the W1/2 SW1/4 SE1/4 SW1/4 of Section 27; thence North along the East line of the W1/2 SW1/4 SE1/4 SW1/4 a distance of 660 feet to an iron pin; thence following courses above the fire road: North 38°58' East 297 feet to an iron pin, South 88°00' East 284 feet to an iron pin, South 69°44' East 164 feet to an iron pin, South 74°32' East 260 feet to an iron pin, South 75°00' East 149.5 feet to a point on the Westerly right of way line of the County Road; thence South 41°35' West along the right of way line a distance of 272.6 feet to a point; thence South 00°42' West along the County road right of way line a distance of 519 feet more or less to the point of beginning in the SE1/4 SW1/4 of said Section 27, Township 40 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon.

EXCEPTING THEREFROM parcel described as follows:

Beginning at an iron pin on the South line of Section 27, Township 40 South, Range 12 East of the Willamette Meridian, in the County of Klamath, State of Oregon, which lies West along the South line of Section 27, a distance of 143.5 feet from the quarter corner common to Sections 27 and 34, Township 40 South, Range 12 East of the Willamette Meridian, and running thence; Continuing West along the South line of Section 27, a distance of 52 feet to a point; thence North 15°17' East along the East line of the relocated County Road, a distance of 206.5 feet to a point on the Westerly right of way line of the Old County Road; thence South 0°42' West, a distance of 199.21 feet, more or less, to the point of beginning; said tract being in the SE1/4 SW1/4 of Section 27 Township 40 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon.

ALSO EXCEPTING THEREFROM that portion lying within County Road 1133 known as Malin Dump Road.