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NO PART OF ANY STEVENS-NESS FORM MAY BE REPR

2021-001327
Klamath County, Oregon

00273080202100013270020024

01/28/2021 02:21:13 PM

Fee: \$87.00

SPACE RESERVED
FOR
RECORDER'S USE

Denis P Hickey
P.O. Box 1022
Merrill OR 97633

Grantor's Name and Address

Denis Hickey & Kelsey Struberg LLC
P.O. Box 1022
Merrill OR 97633

Grantee's Name and Address

After recording, return to (Name and Address):

Denis P Hickey
P.O. Box 1022
Merrill OR 97633

Until requested otherwise, send all tax statements to (Name and Address):

Denis Hickey & Kelsey Struberg LLC
P.O. Box 1022
Merrill OR 97633

QUITCLAIM DEED

KNOW ALL BY THESE PRESENTS that Denis P Hickey

hereinafter called grantor, for the consideration hereinafter stated, does hereby remise, release and forever quitclaim unto Denis Hickey & Kelsey Struberg LLC with right of survivorship, 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 (legal description of property):

See attached

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

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 \$ 0. However, the actual consideration consists of or includes other property or value given or promised which is ☐ part of the ☐ the whole (indicate which) consideration. (The sentence between the symbols ®, if not applicable, should be deleted. See ORS 93.030.)

In construing this instrument, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this instrument shall apply equally to businesses, other entities and to individuals.

IN WITNESS WHEREOF, grantor has executed this instrument on 1-28-21; any signature on behalf of a business or other entity is made with the authority of that entity.

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.

STATE OF OREGON, County of Klamath ss.

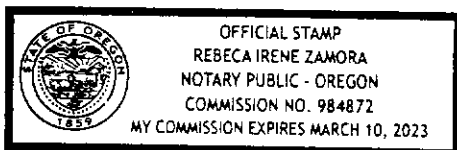
This instrument was acknowledged before me on January 28, 2021
by Denis Patrick Hickey

This instrument was acknowledged before me on _____,

by _____

as _____

of _____



Rebecca Irene Zamora
Notary Public for Oregon
My commission expires March 10, 2023

A tract of land situated in the NE1/4 of Section 10, Township 41 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the North one fourth corner of said Section 10, said point being monumented by a 1" x 30" iron pin at the intersection of the County roads as established in 1906 and described in Commissioners Journal IV, pages 197 and 225, Klamath County Records; thence South 89°18'00" East along the centerline of the County road marking the North line of said Section 10 as described in said road records a distance of 299.24 feet to a 5/8" x 30" iron pin; thence South 11°06'10" East a distance of 610.36 feet to a 5/8" x 30" iron pin; thence South 09°36'40" East a distance of 594.00 feet to a 5/8" x 30" iron pin in an existing fence line; thence South 22°57'50" East following said fence line a distance of 814.80 feet to a 5/8" x 30" iron pin; thence following said fence line South 44°26'40" East to the East-West centerline of said Section 10; thence Westerly along the East-West centerline of said Section 10 to the center one-fourth corner of said Section 10; thence Northerly along the North-South centerline of said Section 10 to the point of beginning.

EXCEPTING THEREFROM that portion conveyed to the United States of America by deed recorded April 12, 1909 in Volume 28, page 109 Deed Records of Klamath County.