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2021-003704

Klamath County, Oregon



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03/11/2021 03:48:36 PM

Fee: \$87.00

After recording, please send to:

Barbara Kay Ambers
7120 Wocus Rd
Klamath Falls, OR 97601

* Please also send tax statements to above address.

SITUS: 7463 Tingley Lane, Klamath Falls, Oregon

Quitclaim Deed

This Quitclaim Deed, executed this 31 day of December, 2020.

By Grantor: *Barbara Kay Hall nka. Barbara Kay Ambers, Trustee, who took title as, Barbara Kay Hall, Trustee of the Red and Barb Hall 1999 Trust,*

To Grantees: *Barbara Kay Ambers and Laura Penkava, as joint tenants with rights of survivorship.*

WITNESSETH, that the said Grantor does hereby remise, release, and quitclaim unto said Grantees forever, all the right, title, interest, and claim which the said Grantor has in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Klamath, State of Oregon, To Wit:

Exhibit A

The true actual consideration for this transfer is **\$0.00**. ORS 93.930.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSONS RIGHTS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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 (Definitions for ORS 92.010 to 92.192) OR 215.010 (Definitions), 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 (Definitions for ORS 30.930 to 30.947), AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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.

IN WITNESS WHEREOF, That said Grantor has signed and sealed these presents the day and year first above written. Signed, sealed, and delivered in the presence of:

Barbara Kay Ambers
Barbara Kay Hall nka. Barbara Kay Ambers, Trustee



State of Oregon)
County of Klamath)

The above-mentioned person, **Barbara Kay Hall nka. Barbara K. Ambers**, appeared before me and acknowledged that she executed the above instrument. Affirmed before me on December 31, 2020.

Notary Public for Oregon
My Commission Expires: 3/22/21

Exhibit "A"

A parcel of land situate in Section 21, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows: Beginning at a point on the West line of said Section 21, said point being North 00 degrees 08' 31" East a distance of 604.42 feet from the Southwest corner of said Section 21, said point also being on the centerline of county Road; thence North 88 degrees 13' 46" East 30.02 feet to 5/8 inch iron pin on the Easterly right of way line of said county road; thence continuing North 88 degrees 13' 46" East 321.44 feet to a 5/8 inch iron pin; thence North 01 degrees 42' 01" East 69.17 feet to a 5/8 inch iron pin; thence South 81 degrees 18' 29" East 329.64 feet to a 5/8 inch iron pin; thence continuing South 81 degrees 18' 29" East to the Southwesterly right of way line of the Klamath Irrigation District lateral; thence Northwesterly along the Southwesterly right of way line of said lateral to its intersection with the West line of said Section 21; thence South 00 degrees 08' 31" West along the West line of said Section 21 782.76 feet, more or less, to the point of beginning. EXCEPTING THEREFROM a tract of land situated in the SW ¼ of Section 21, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, being the Northerly portion of that tract of land described in Deed Volume M81 at page 8636, Parcel 1, Klamath County Deed Records, more particularly described as follows: Beginning at a point on the West line of said Section 21 North 00 degrees 08' 31" East 1016.81 feet from the Southwest corner of said Section 21; thence South 85 degrees 50' 21" East 30.07 feet to a 5/8 inch iron pin with plastic cap; thence continuing South 85 degrees 50' 21" East 132.14 feet; thence North 83 degrees 24' 14" East 184.49 feet to the Southwesterly right of way line of the U.S.B.R. C-4 E Lateral; thence following said right of way line: North 43 degrees 05' 00" West 455.67 feet, along the arc of a curve to the left (Radius = 547.96 feet, central angle = 04 degrees 48' 34") 46.00 feet to the West line of said Section 21; thence South 00 degrees 08' 31" West 374.48 feet to the point of beginning including that portion within Tingley Lane, with bearings based on Survey No. 1680, as record in the office of the Klamath County Surveyor.