

2021-005005

Klamath County, Oregon



04/02/2021 09:24:09 AM

Fee: \$87.00

AFTER RECORDING RETURN TO:

Parks & Ratliff, P.C.
620 Main Street
Klamath Falls OR 97601

GRANTOR'S NAME AND ADDRESS:

Benny Betsch
P.O. Box 78135
Seattle, WA 98178

GRANTEE'S NAME AND ADDRESS:

Nicholas Strong
321 North 5th Street Apt#30
Klamath Falls, OR 97601

SEND TAX STATEMENTS TO:

Nicholas Strong
321 North 5th Street Apt #30
Klamath Falls, OR 97601

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that **BENNY BETSCH** hereinafter called grantor, for the consideration hereinafter stated, does hereby remise, release and forever quitclaim unto **NICHOLAS STRONG**, 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:

A parcel of land lying in Lots 7, 8, and 9, Block 3 BRYANT TRACTS, situated in Section 3, Township 39 South, Range 9 East Willamette Meridian, Klamath County Oregon, more particularly described as:

The said parcel being that portion of said lots lying northeasterly of a line which is parallel to and 100 feet northeasterly of the center line of the relocated Klamath Falls-Malin Highway, which center line is described as follows:

Beginning at Engineer's center line Station 185/00, said station being 320 feet west and 420 feet south of the Northwest Corner of tract 17, Enterprise Tracts, thence South 40 degrees 00 feet East, 3,714 feet to station 222/14.73.

Subject to reservations contained in deed from Helen L. Betsch to Murrell J. Betsch in instrument M66-1686.

R-3909-003AA-04500-00

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 \$0.00.

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.

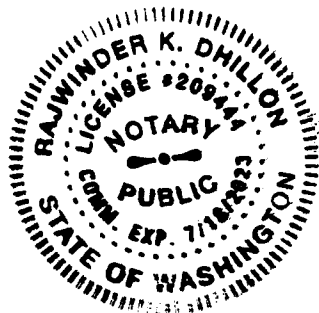
IN WITNESS WHEREOF, the grantor has executed this instrument this 20 day of March, 2021; if a corporate grantor, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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, 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, SECTION 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTION 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Benny J. Betsch
Benny Betsch, Grantor

STATE OF Washington; County of King) ss.

This instrument was acknowledged before me this 20th day of March, 2021, by Benny Betsch, as Grantor.



[Signature]
NOTARY PUBLIC
My Commission expires: 07/18/2023