

2021-007643

Klamath County, Oregon



00280080202100076430020023

05/13/2021 11:19:56 AM

Fee: \$87.00

**After recording, please send to:**

William C. Lindholm and James M. Lindholm  
32425 Keno Springs Rd.  
Bonanza, OR 97623

- Please also send tax statements to above address.

SITUS: 5317 Ruddy Duck Dr., Bonanza, OR

**Quitclaim Deed**

This Quitclaim Deed, executed this 1<sup>st</sup> day of April, 2021.

By Grantor, **William C. Lindholm**, To Grantees, **William C. Lindholm and James M. Lindholm**, as joint tenants with rights of survivorship,

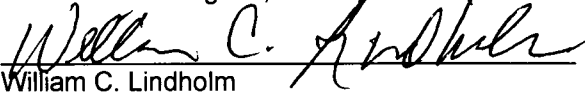
**WITNESSETH**, that the said Grantor does hereby remise, release, and quitclaim unto said Grantees forever, all the right, title, interest, and claim which the said Grantor has in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Klamath, State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

Exhibit A

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

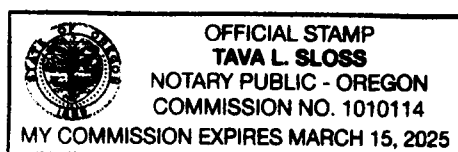
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSONS RIGHTS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use 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:

  
William C. Lindholm

State of Oregon )  
County of Linn )

The above-mentioned person, **William C. Lindholm**, appeared before me and acknowledged that he executed the above instrument. Affirmed before me on April 1, 2021.



Notary Public for Oregon  
My Commission Expires:  3/15/25

**“Exhibit A”**

**5317 Ruddy Duck Dr., Bonanza, Oregon**

Lot 27, Block 48, Klamath Falls Forest Estates Highway 66 Unit, Plat No. 2, in the County of Klamath, State of Oregon.

Code 36      Map 3811-015D0      Tax Lot 04500