



2021-008462

Klamath County, Oregon

05/27/2021 12:22:00 PM

Fee: \$127.00

RECORDING REQUESTED BY:

Klamath Housing Authority
1445 Avalon Street
Klamath Falls, OR 97603-4489

WHEN RECORDED MAIL TO:

Housing Now, Inc.
1445 Avalon Street
Klamath Falls, OR 97603-4489

QUITCLAIM DEED

KLAMATH HOUSING AUTHORITY, an Oregon housing authority and public body organized pursuant to the Oregon Housing Authority Act (Or. St. § 456.005 et. seq.), Grantor, and in consideration of the sum of \$1.00 and other good and valuable consideration, to it in hand paid by HOUSING NOW, INC., an Oregon not-for-profit corporation, Grantee, receipt whereof is hereby acknowledged, does hereby RELEASE and QUITCLAIM unto the Grantee, all right, title and interest in and to the following described real property, situated in the Klamath Falls, Klamath County, Oregon:

That property more particularly described on Exhibit A attached hereto.

Subject to public streets, easements, restrictions, reservations, covenants, rights-of-way, mineral exceptions and reservations, mineral leases, and other encumbrances of record.

Subject to the lien of general real estate taxes for the year 2021 and subsequent years which the Grantee hereby assumes and agrees to pay.

The true consideration for this conveyance is One Dollar (\$1.00).

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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 200, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Send tax statement to: Housing Now, Inc.
 1445 Avalon Street
 Klamath Falls, OR 97603

[signatures on following page]

This instrument was prepared by Richard M. Joseph, Miller, Hall & Triggs, LLC, 416 Main Street, Suite 1125, Peoria, IL 61602

IN TESTIMONY WHEREOF, the Grantor has hereunto caused these presents to be signed by Diana Otero, its Executive Director, this 25 day of May, 2021.

KLAMATH HOUSING AUTHORITY

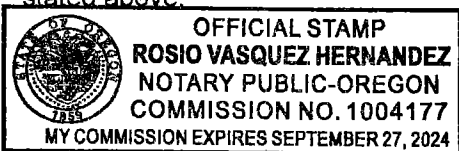
By: 
Diana Otero, Executive Director


ACKNOWLEDGMENT

STATE OF OREGON)
) SS
COUNTY OF KLAMATH)

On this 25 day of May, 2021, before me, the undersigned, a Notary Public, duly commissioned, qualified, and acting, within and for said County and State, appeared in person Diana Otero, to me personally well known who stated that she was the Executive Director of Klamath Housing Authority, and was duly authorized in her capacity to execute the foregoing instrument and for and in the name and behalf of the Klamath Housing Authority, and further stated and acknowledged that she had so signed, executed, and delivered said foregoing instrument for the consideration, uses, and purposes therein mentioned and set forth.

IN TESTIMONY WHEREOF, I have hereunto set my hand and seal the day and year stated above.





Notary Public

My Commission expires:

Sept 27, 2024



Certification of Charges Paid
(2015 Oregon Laws Chapter 96)

Certification #
2021-17

All charges against the real property have been paid for the property that is the subject of the deed between:

Grantor
Klamath Housing Authority

Grantee
Housing Now, Inc., an Oregon not-for-profit corporation

Signed on (date) **5/27/21** and for consideration of **\$ 1.00**

Assessor's signature  Date **5/27/21**

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1: (3909-002BB-03100)

Lots 16 and 17, Block 9, PLEASANT VIEW TRACTS, in the County of Klamath, State of Oregon, EXCEPT the Westerly 5 feet of Lot 17 for road, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

PARCEL 2: (3809-029DA-10700)

Lot 17, Block 13, HOT SPRING ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

PARCEL 3: (3809-032BB-04100)

The Westerly 150 feet of Lot 8, Block 102, BUENA VISTA ADDITION to the City of Klamath Falls, EXCEPT the Northwesterly 5 feet of said Lot 8, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

PARCEL 4: (3809-032BB-03700)

Lot 5, Block 102, BUENA VISTA ADDITION to the City of Klamath Falls, in the County of Klamath, State of Oregon, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

PARCEL 5: (3809-034DA-01200 and 3809-034DA-01100)

Lots 3 and 20, Block 1, Tract No. 1031, SHADOW HILLS SUBDIVISION of Klamath, State of Oregon, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

PARCEL 6: (3809-029BC-02700)

Lots 9, 10, 11 and 12, Block 59, BUENA VISTA ADDITION to the city of Klamath Falls, in the County of Klamath, State of Oregon, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

PARCEL 7: (3909-003DA-01300)

A tract of land being the Southwesterly portion of Lot 1, Townsend Tracts, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon, said tract of land being more particularly described as follows:

Beginning at the Southeasterly corner of said Lot 1, said corner being on the Northerly right of way line of Boardman Avenue; thence North 00°24'26" West 346.50 feet; thence North 89°19'00" West 275.11 feet; thence South 00°15'00" East, parallel with said Crest Street, 346.48 feet to the Northerly right of way line of said Boardman Avenue; thence South 89°19'00" East 276.06 feet to the point of beginning, with bearings based on Survey No. 3009, as recorded in the office of the Klamath County Surveyor.

EXCEPTING THEREFROM the Westerly 10 feet as conveyed by deeds M80, page 20549; M84, page 1260 and Re-Recorded in M84, page 2429.

PARCEL 8: (3809-034CD-00700)

A parcel of land, situate in Tract 31, ENTERPRISE TRACTS, in the County of Klamath, State of Oregon, being more particularly described as follows:

Beginning at a 1/2 inch rebar marking the Northwest corner of Block 1, SUNNYLAND SUBDIVISION, said point also being on the Easterly right of way line of Avalon Street; thence North 00°15'30" West 237.85 feet along the Easterly right of way line of Avalon Street, to a 1/2 inch rebar; thence South 56°38'10" East 99.79 feet to a 1/2 inch rebar; thence South 73°31'10" East 47.66 feet to a 1/2 inch rebar; thence North 79°52'00" East 108.29 feet to a 1/2 inch rebar; thence North 70°29'20" East 50.00 feet to a 1/2 inch rebar; thence South 89°24'00" East 54.07 feet to a 1/2 inch rebar; thence South 00°11'48" East 183.24 feet to a 1/2 inch rebar; thence South 89°45'30" West 20.00 feet to a 1/2 inch rebar; thence South 00°11'48" East 20.00 feet to a 1/2 inch rebar on the Northerly boundary of Sunnyland Subdivision; thence South 89°45'30" West 316.48 feet, along the Northerly boundary of Sunnyland Subdivision to the place of beginning.

EXCEPTING THEREFROM all that portion described as follows:

Beginning at a point on the Northerly boundary of SUNNYLAND SUBDIVISION being North 89°45'30" East 316.48 feet from the Northwest corner of Block 1 of said Subdivision and being the Southeast corner of the tract of land described in Deed Volume M80, page 18566 of Klamath County Deed Records; thence South 89°45'30" West, along said Northerly boundary, 15.00 feet; thence along the arc of a curve to the right (radius point bears North 89°45'30" East 35.00 feet and central angle equals 90°02'42") 55.01 feet to a point on the East line of said Deed Volume; thence along the boundaries of said Deed Volume South 00°11'48" East 15.00 feet, South 89°45'30" West 20.00 feet and South 00°11'48" East 20.00 feet to the point of beginning with bearings based on recorded Survey No. 2954.