

2021-008688

Klamath County, Oregon



00281259202100086880030037

06/01/2021 03:21:36 PM

Fee: \$92.00

After Recording Return To:

Attention: Bradley Tubbs
Davis Wright Tremaine LLP
920 Fifth Avenue, Suite 3300
Seattle, WA 98104

**Until a change is requested,
all tax statements shall be sent to:**
No change

Property Address: NAA Bare Ground, BONANZA, OR 97623

QUIT CLAIM DEED

John O. Jacobson and Amber L. Jacobson, as Tenants by the Entirety (collectively, "Grantors"), do hereby convey all of their rights, title and interest in and to the real property and improvements situated thereon ("Property") in Klamath County, Oregon described on the attached Exhibit A unto **Four J Ranch, LLC**, an Oregon limited liability company.

The true and actual consideration consists of or includes other property or other value given or promised and was either part or the whole of the consideration.

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.

Dated this 24 day of May, 2021.

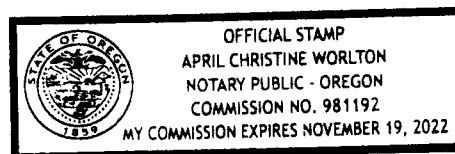
By: John O. Jacobson
John O. Jacobson

By: Amber L. Jacobson
Amber L. Jacobson

STATE OF OREGON

County of Curry

)
) ss.
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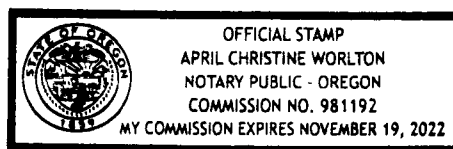
This instrument was acknowledged before me on this 24th day of May, 2021 by John O. Jacobson.

April Christine Worlton
NOTARY PUBLIC FOR OREGON
My Commission Expires:

STATE OF OREGON

County of Curry

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) ss.
)



This instrument was acknowledged before me on this 24th day of May, 2021 by Amber L. Jacobson.

April Christine Worlton
NOTARY PUBLIC FOR OREGON
My Commission Expires:

EXHIBIT A
Legal Description

Real Property in Klamath County, Oregon, Described as:

NW1/4 SE1/4 and all that portion of the SW1/4 lying North and Easterly of the Lost River Channell Improvement in Section 3, Township 40 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon.

Together with Roadway Easement as set out in Grant of Roadway Easement, Recorded December 16, 1987 in Volume M87 page 22415, as corrected by Easement recorded January 24, 1992 in volume M92 page 1477, Deed Records of Klamath County, Oregon.