

2021-010476

Klamath County, Oregon



00283329202100104760030035

07/06/2021 01:31:26 PM

Fee: \$92.00

Prepared By:  
William J. Wabel

After Recording Return To: *And Tax  
Statements*  
5607 Delaware Avenue  
Klamath Falls, Oregon 97603

Returned at Counter  
Linda Rossiter

SPACE ABOVE THIS LINE FOR RECORDER'S USE

## QUITCLAIM DEED

On June 14, 2021 THE GRANTOR(S),

- William J. Wabel, a married person

for and in consideration of: One Dollar (\$1.00) and/or other good and valuable consideration conveys, releases and quitclaims to the GRANTEE(S):

- Linda L. Rossiter, a single person, residing at 5607 Delaware Avenue, Klamath Falls, Klamath County, Oregon 97603

the following described real estate, situated in Klamath Falls, in the County of Klamath, State of Oregon

Legal Description:

Parcel 1 of Land Partition 51-93, Klamath County, Oregon, situate in a portion of Lot 43 of CLOVERDALE, a subdivision in the SE1/4 of Section 2, Township 39 South, Range 9 East of the Willamette Meridian and a portion of vacated Pennsylvania Avenue, filed March 3, 1994 in Records of the County Clerk of Klamath County, Oregon

Grantor does hereby convey, release and quitclaim all of the Grantor's rights, title, and interest in and to the above described property and premises to the Grantee(s), and to the Grantee(s) heirs and assigns forever, so that neither Grantor(s) nor Grantor's heirs, legal representatives or assigns

shall have, claim or demand any right or title to the property, premises, or appurtenances, or any part thereof.

Tax Parcel Number: R-3909-002DD-03801-000, R-3909-002DD-03801-000


Mail Tax Statements To:  
Linda L. Rossiter  
5607 Delaware Avenue  
Klamath Falls, Oregon 97603

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.

**[SIGNATURE PAGE FOLLOWS]**

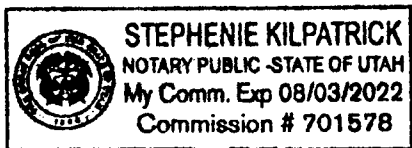
**Grantor Signatures:**

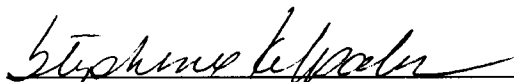
DATED: 6/29/2021

  
\_\_\_\_\_  
William J. Wabel  
982 East 325 South  
Kaysville, Utah, 84037

STATE OF UTAH, COUNTY OF DAVIS, ss:

This instrument was acknowledged before me on this 29<sup>th</sup> day of June,  
2021 by William J. Wabel, proved on the basis of satisfactory evidence to be the person(s)  
whose name(s) subscribed to this instrument and acknowledged (he/she/they) executed the same.  
Witness my hand and official seal.



  
\_\_\_\_\_  
Notary Public

Escrow Officer  
\_\_\_\_\_  
Title (and Rank)

My commission expires 8/3/2022