

2021-010871

Klamath County, Oregon



00283786202100108710050056

07/13/2021 02:29:46 PM

Fee: \$102.00

QUITCLAIM DEED

RECORDING REQUESTED BY Craig W. Smith

AND WHEN RECORDED MAIL QUITCLAIM DEED AND TAX STATEMENTS TO:

Craig W. Smith and Deborah R. Smith

12205 W. Langell Valley Rd.

Bonanza, OR 97623

Consideration: \$ 262,500.00

Property Transfer Tax: \$

Assessor's Parcel No.: R-4013-00000-01000 & tax acct. no. 629163

PREPARED BY: Craig W. Smith certifies herein that
he or she has prepared this Deed.

Craig W. Smith
Signature of Preparer

07/12/2021
Date of Preparation

Craig W. Smith
Printed Name of Preparer

THIS QUITCLAIM DEED, executed on 7/12/2021 in the
County of Klamath, State of Oregon
by Grantors:

1. Ami Mae Nordquist

2. Thaddeus John Iremonger

3. Benjamin Miles Iremonger

whose post office addresses are:

1. 79700 Morrow Rd., Tigh Valley, OR 97063

2. 1742 3rd St., Hood River, OR 97031

3. 11240 S.E. Sunnyside Rd., Clackamas, OR 97015

to Grantees, Craig W. Smith and Deborah R. Smith, trustees of the
Craig W. Smith and Deborah R. Smith Revocable Living Trust

whose post office address is 12205 W. Langell Valley Rd., Bonanza, OR 97623

WITNESSETH, that the said Grantors, Ami Mae Nordquist, Thaddeus John
Iremonger, and Benjamin Miles Iremonger
for good consideration and for the sum of two hundred sixty two thousand
five hundred dollars

(\$ 262,500.00) paid by said
Grantees, the receipt whereof is hereby acknowledged, does hereby remise,
release and quitclaim unto the said Grantees forever, all the right, title
interest and claim which the said Grantors have in and to the following described
parcel of land, and improvements and appurtenances thereto in the County
of Klamath, State of Oregon and
more specifically described as set forth in EXHIBIT "A" to this Quitclaim
Deed, which is attached hereto and incorporated herein by reference.

IN WITNESS WHEREOF, the said Grantors have signed and sealed these
presents the day and year first above written. Signed, sealed and delivered in
the presence of:

GRANTORS:


Signature of Grantor


Signature of Second Grantor

Ami Mae Nordquist
Print Name of Grantor

Thaddeus John Iremonger
Print Name of Second Grantor


Signature of Third Grantor

Benjamin Miles Iremonger
Print Name of Third Grantor

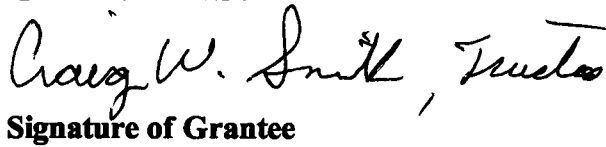

Signature of First Witness to Grantors

JOHN IREMONGER
Print Name of First Witness to Grantors


Signature of Second Witness to Grantors

Ruth Leslie
Print Name of Second Witness to Grantors

GRANTEES:


Signature of Grantee

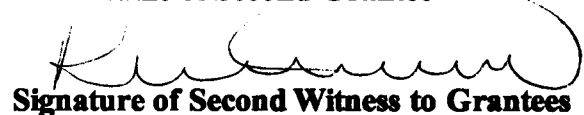
Craig W. Smith, trustee
Print Name of Grantee


Signature of Second Grantee

Deborah R. Smith, trustee
Print Name of Second Grantee


Signature of First Witness to Grantees

JOHN IREMONGER
Print Name of First Witness to Grantees


Signature of Second Witness to Grantees

Ruth Leslie
Print Name of Second Witness to Grantees

Exhibit "A"

A tract of land situated in the NE ¼ SE ¼ of Section 9, Township 40 South, Range 13 E., W.M., Klamath County, Oregon being more particularly described as follows:

All that portion of the NE ¼ SE ¼ of Section 9 West of the USBR Upper Dry Lake Lateral No. 1 excepting therefrom the northerly 60 feet.

This property is a separate and lawful unit of land by Deed Volumes: M69, Page 3206; M69, Page 9225; and Volume 63, Page 441.

Together with a non-exclusive easement for ingress and egress that is thirty feet (30') in width over an existing road that begins where the existing bridge crosses USBR Upper Lateral No. 1 ditch, thence Northerly to the approximate Northeastern corner of the above-described property, thence Easterly along the Northern boundary of the adjacent parcel until and the road joins with West Langell Valley Road.

Klamath County Assessor's Account No. R-4013-00000-01000 and Tax Account No. 629163.

More commonly referred to as 12100 W. Langell Valley Road, Bonanza OR 97623 and being 15.31 acres.

NOTARY ACKNOWLEDGMENT

State of Oregon

County of Harold River

On July 12, 2021, before me, Jeremy Lazzara, a notary public in and for said state, personally appeared, Benjamin Miles Iremonger

Had John Iremonger, Am, MacPoraust, Craig Walter Smith
Dorothy Ruth Smith
who are known to me (or proved to me on the basis of satisfactory evidence) to be the persons

whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

WITNESS my hand and official seal.

[Signature]
Signature of Notary

Affiant Known _____ Produced ID X

Type of ID Oregon DL

