

2021-013835

Klamath County, Oregon



00287202202100138350050055

09/13/2021 09:40:20 AM

Fee: \$102.00

Reserved for Deed Records Use

Quitclaim Deed

RECORDING REQUESTED BY (NAME):

Damon Wayne Pollard

WHEN RECORDED MAIL TO (ADDRESS):

7529 Hilyard Ave, Klamath Falls, OR 97603, USA

AND MAIL TAX STATEMENTS TO (NAME AND ADDRESS):

Damon Wayne Pollard

7529 Hilyard Ave, Klamath Falls, OR 97603, USA

By this instrument, Damon Wayne Pollard, married, of 7529 Hilyard Ave, Klamath Falls, OR 97603, USA, (the "Grantor"), releases, as well as quitclaim, unto Matthew Scott Pollard, married, of 4436 Winter Avenue Klamath Falls, OR 97603, (the "Grantee") all right, title and interest in and to the following described real property situated in Klamath County, Oregon:

A parcel of land situated in Lot 7 of Section 6, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, and being more particularly described as follows:

Beginning at a point on the north right of way line of Hilyard Avenue, said point being N.00°15'45"W., 30.00 feet and S.89°59'00"E., 68.00 feet from the Southwest corner of said Section 6; thence S.89°59'00"E., 132.00 feet along a line parallel with and 30.0 feet distant from the South line of said Lot 7 of Section 6; thence N.00°15'45"W., 400.63 feet parallel with the West line of said Lot 7; thence N.88°36'25"W., 95.15 feet to a 5/8" iron rod; thence N.00°15'45"W., 228.00 feet parallel with the West line of said Lot 7, to a point on the southerly right of way line of the Enterprise Irrigation District Canal; thence N.88°36'25"W., 2.00 feet to an angle point in said right of way; thence N.75°36'24"W.,

Consideration \$10⁰⁰—

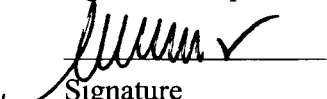
Matt Pollard
Returned at Counter

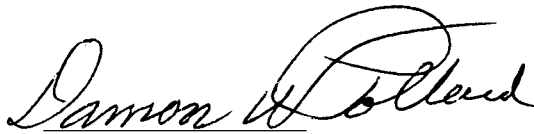
106.35 feet along said right of way to its intersection of the west line of said Lot 7; thence S.00°15'45"E., 450.37 feet along said West line to a point that is N.00°15'45"W., 237.00 feet from the Southwest corner of said Section 6; thence S.89°59'00"E., 68.00 feet parallel with the south line of said Lot 7; thence S.00°15'45"E., 207.00 feet parallel with the West line of said Lot 7 to the point of beginning, RESERVING therefrom a non-exclusive easement for ingress and egress 20 feet in width and approximately 401 feet in length along the Easterly boundary of the above described property between Hilyard Avenue and property now owned by the Grantor.

The true consideration for this conveyance is \$10.00, the receipt and sufficiency of which is hereby acknowledged.

Dated this 11th day of September, 2021.

Signed in the presence of:


Signature
Michelle D. Pompeo
Name


Damon Wayne Pollard

Spousal Acknowledgement

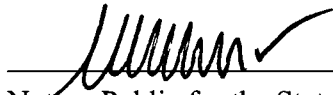
I, Glenna Lee Pollard of 7529 Hilyard Ave, Klamath Falls, OR 97603, USA, spouse of Damon Wayne Pollard, in accordance with the above Quitclaim Deed, and in consideration of the above sum and other good and valuable consideration received, do hereby waive and release to the Grantee all rights of dower, curtesy, homestead, community property, and all other right, title and interest, if any, in and to the above property.

Spouse's Signature: Glenna Lee Pollard

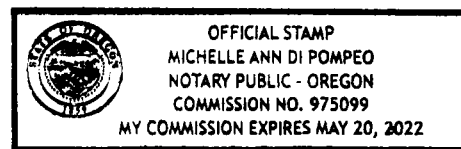
STATE OF OREGON

COUNTY OF Klamath

Acknowledged before me, Michelle Di Pompeo, a Notary Public, this 11th day of September, 2021 by Glenna Lee Pollard, known to me (or proven on the basis of satisfactory evidence) to be the Grantor's spouse, who has acknowledged the said instrument to be the Grantor's spouse's voluntary and lawful act and deed.


Notary Public for the State of Oregon

County of Klamath




My commission expires: May 20, 2022

Grantor Acknowledgement

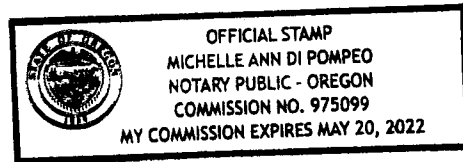
STATE OF OREGON

COUNTY OF Klamath

Acknowledged before me, Michelle DiPompeo, a Notary Public, this 11th day of September, 2021 by Damon Wayne Pollard, known to me (or proven on the basis of satisfactory evidence) to be the Grantor, who has acknowledged the said instrument to be the Grantor's voluntary and lawful act and deed.


Notary Public for the State of Oregon

County of Klamath



My commission expires: May 20, 2022

THIS INSTRUMENT WILL 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 CITOR OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.