

2021-015232

Klamath County, Oregon



00288795202100152320030031

10/08/2021 03:01:10 PM

Fee: \$92.00

This Document Was Prepared by:

Brian M. Woodard

After Recording Please Return to:

Brian M. Woodard

3753 Round Lake Rd.

Klamath Falls, OR 97601

Returned at Counter

BW

Note: No Change to tax statements

Reserved for Recording Purposes Only

## OREGON QUIT CLAIM DEED

This QUIT CLAIM DEED, made this 8 day of October, 2021, by \_\_\_\_\_

Brian M. Woodard

whose address is \_\_\_\_\_

3753 Round Lake Rd.

hereinafter called the "Grantor(s)", to Brian M. Woodard

and Sally A. Woodard, Husband and Wife whose address is 3753 Round Lake Rd.

hereinafter called the "Grantee(s)":

Witnesseth: That the Grantor, for and in consideration of the sum of NONE

(\$ 0 ) and other valuable considerations, receipt whereof is hereby

acknowledged, hereby grants, bargains, sells, aliens, remises, releases, and quitclaims unto the

Grantee(s), all that certain land situated in Klamath County, Oregon, described as

follows (enter legal description of property):

See Attached exhibit "A"

Also known as street name and number: 3767 Round Lake Rd.

Tax Map 3908-008C0-00200



BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S 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."

Brian M. Woodward  
Grantor

Brian M. Woodward  
Printed Name

3753 Round Lake Rd. K. Falls, OR  
Address (City, State, and ZIP) 97601

541-281-0405  
Phone Number

Brian M. Woodward  
Grantor

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Address (City, State, and ZIP)

\_\_\_\_\_  
Phone Number

STATE OF OREGON )

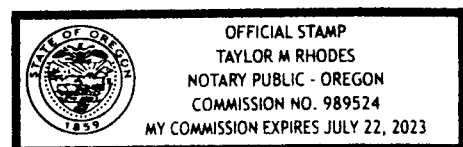
COUNTY OF Klamath ) ss:

The foregoing instrument was acknowledged before me, Taylor Rhodes  
notary public in and for the state of Oregon by Brian Woodward on  
the 8 day of October, 2021.

Taylor M. Rhodes  
NOTARY PUBLIC

My commission expires 07/22/2023

[NOTARY SEAL]



4953

# EXHIBIT 'A' LEGAL DESCRIPTION

A parcel of land situated in the N1/2 N1/2 SW1/4 SW1/4 of Section 8, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Northwest corner of said parcel from which the intersection of the North line of the N1/2 N1/2 SW1/4 SW1/4 of Section 8 with the Easterly right of way line of Round Lake Road bears Westerly 375.00 feet along the North line of the N1/2 N1/2 SW1/4 SW1/4 of Section 8; thence Easterly 360.00 feet along the North line of the N1/2 N1/2 SW1/4 SW1/4 of Section 8 to a point; thence Southerly and approximately parallel to the West section line of Section 8 to a point at the intersection with the South line of the N1/2 N1/2 SW1/4 SW1/4 of Section 8; thence Westerly 360.00 feet along the said South line to a point; thence Northerly and parallel to the West section line of Section 8 to the point of beginning.

TOGETHER WITH a non-exclusive easement for ingress and egress over and across a 30 foot strip lying South of and running parallel to the North line of the N1/2 N1/2 SW1/4 SW1/4 of Section 8 from the Northwest corner of the above described parcel to the intersection with the Easterly line of Round Lake Road.

STATE OF OREGON, COUNTY OF KLAMATH

Filed for record in record of \_\_\_\_\_ American title \_\_\_\_\_ the \_\_\_\_\_ 19th \_\_\_\_\_ day  
of February \_\_\_\_\_ A.D. 1997 at \_\_\_\_\_ 3:33 \_\_\_\_\_ o'clock P. M. and duly recorded in Vol. \_\_\_\_\_ 497  
of \_\_\_\_\_ deeds \_\_\_\_\_ on Page \_\_\_\_\_ 4952

FEE \$55.00

by \_\_\_\_\_ Bernetha G. Letcher, County Clerk  
*Katherine Ross*