

2021-016673

Klamath County, Oregon



00290383202100166730030039

11/04/2021 11:32:37 AM

Fee: \$92.00

**QUITCLAIM DEED**

Recording requested and  
when recorded return to:

Brent S. Kinkade  
Karnopp Petersen LLP  
360 SW Bond Street, Suite 400  
Bend, Oregon 97702

Until a change is requested,  
all tax statements shall be  
sent to the following address:

No change

*The true consideration for this conveyance is other than money.*

SANDRA L. HOUSE, as Trustee of the Sandra L. House Revocable Living Trust U/T/A  
dated November 5, 2019, Grantor, releases and quitclaims to K & J WILSON, LLC, an Oregon  
limited liability company, Grantee, whose address is 660 Forest Ridge Drive, Medford, OR  
97504, all right, title and interest in and to the following described real property:

See attached Exhibit A

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



Kelly Wilson  
Returned at Counter

EXHIBIT "A"

AMENDED LEASE AGREEMENT

Description of real property in Klamath County, Oregon owned by Lessor:

Parcels of land in the NW1/4 of Section 3, Township 39 South, Range 9 East of the Willamette Meridian, more particularly described as follows:

PARCEL 1: Starting at the Northwest corner of Section 3, Township 39 South, Range 9, E.W.M., and running thence South  $0^{\circ}00'1/2''$  East along the Westerly boundary of Section 3, 977.8 feet, more or less, to its intersection with a line parallel with and 50 feet distant at right angles Southwesterly from the center line of the Dalles-California State Highway, also known as South Sixth Street as the same is now located and constructed; thence South  $55^{\circ}52'1/2''$  East along said parallel line 2382.07 feet; thence at right angles to South Sixth Street South  $34^{\circ}07'1/2''$  West 58 feet to Point A, the true beginning point of this description from which a cross chiseled in the sidewalk bears North  $34^{\circ}07'1/2''$  East 70 feet; thence South  $55^{\circ}52'1/2''$  East parallel to South Sixth Street 50.00 feet to Point B; thence South  $34^{\circ}07'1/2''$  West 86.09 feet to Point C; thence North  $66^{\circ}57'1/2''$  West 50.95 feet to Point D; thence North  $34^{\circ}07'1/2''$  East 95.89 feet to the point of beginning.

PARCEL 2: Beginning at said Point A; thence South  $55^{\circ}52'1/2''$  East 50 feet; thence North  $34^{\circ}07'1/2''$  East 68 feet to the South line of South Sixth Street; thence North  $55^{\circ}52'1/2''$  West 50 feet; thence South  $34^{\circ}07'1/2''$  West 68 feet to the place of beginning.

PARCEL 3: Beginning at said Point B; thence South  $55^{\circ}52'1/2''$  East 50 feet; thence North  $34^{\circ}07'1/2''$  East 68 feet to the South line of South Sixth Street; thence North  $55^{\circ}52'1/2''$  West 50 feet; thence South  $34^{\circ}07'1/2''$  West 68 feet to the point of beginning.

PARCEL 4: Beginning at said Point B; thence South  $55^{\circ}52'1/2''$  East 50 feet; thence South  $34^{\circ}07'1/2''$  West 76.29 feet; thence North  $66^{\circ}57'1/2''$  West 50.95 feet; thence North  $34^{\circ}07'1/2''$  East 86.09 feet to the point of beginning.

PARCEL 5: Beginning at said Point D; thence South  $66^{\circ}57'1/2''$  East 101.9 feet; thence South  $34^{\circ}07'1/2''$  West 30.57 feet; thence North  $66^{\circ}57'1/2''$  West 101.9 feet; thence North  $34^{\circ}07'1/2''$  East 30.57 feet to the aforementioned Point D.

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.

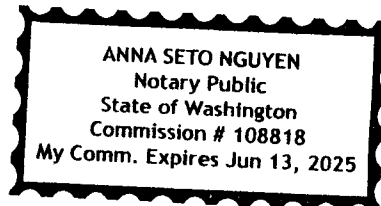
DATED: October 27, 2021.

**Sandra L. House Revocable Living Trust**  
**U/T/A dated November 5, 2019**

Sandra L. House Trustee  
**SANDRA L. HOUSE, Trustee**

STATE OF Washington )  
County of Clark ) ss.

The foregoing instrument was acknowledged before me this 27 day of October, 2021, by **SANDRA L. HOUSE**, as Trustee of the Sandra L. House Revocable Living Trust U/T/A dated November 5, 2019.



[Signature]  
NOTARY PUBLIC FOR Vancouver, WA

