

Returned at Counter

2022-000380

Klamath County, Oregon

Prepared By

Name: Brandon J. Hoblitzell

Address: 1044 Longacre Ln.

State: Oregon Zip Code: 97601

After Recording Return To And Taxes

Name: No Change

Address: _____

State: _____ Zip Code: _____



00293743202200003800040044

01/10/2022 03:25:13 PM

Fee: \$97.00

Space Above This Line for Recorder's Use

OREGON QUIT CLAIM DEED

STATE OF OREGON

COUNTY OF Klamath

KNOW ALL MEN BY THESE PRESENTS, That Brandon J. Hoblitzell, a
_____, residing at 1044 Longacre Ln., County of Klamath, City
of Klamath Falls, State of Oregon (hereinafter known as the
"Grantor(s)") hereby releases and quitclaims to Brandon J. Hoblitzell and Katelynn M. Hoblitzell
as husband and wife, residing at 1044 Longacre Ln., County of Klamath, City
of Klamath Falls, State of Oregon (hereinafter known as the
"Grantees(s)") for the sum of _____
(\$ Ø) and releases all the rights, title, interest, and claim in or to the
following described real estate, situated in the County of Klamath, Oregon to-wit:

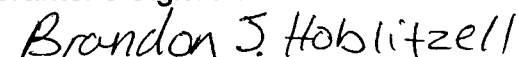
See Exhibit A

To have and to hold, the same together with all and singular the appurtenances
thereunto belonging or in anywise appertaining, and all the estate, right, title, interest,
lien, equity and claim whatsoever for the said first party, either in law or equity, to the
only proper use, benefit and behoof of the said second party forever.

"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."



Grantor's Signature



Grantor's Name

Address

City, State & Zip

Grantor's Signature

Grantor's Name

Address


City, State & Zip

OFFICIAL STAMP
HA JEENE GARDNER
Y PUBLIC-OREGON
SSION NO. 991993
ON EXPIRES OCTOBER 20, 2023



COUNTY OF Klamath)

Given under my hand this 10th day of January, 2022.



OFFICIAL STAMP
SAMANTHA JEENE GARDNER
NOTARY PUBLIC-OREGON
COMMISSION NO. 991993
MY COMMISSION EXPIRES OCTOBER 20, 2023

My Commission Expires: October 20, 2023

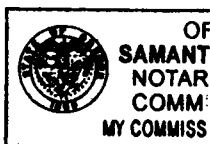


EXHIBIT "A"

Parcel 1:

A piece or parcel of land situated in the S1/2 SE1/4 of Section 7, Township 38 South, Range 9 East of the Willamette Meridian, in Klamath County, Oregon, and being more particularly described as follows:

Beginning at the monument marking the Northeasterly corner of that Parcel of land conveyed on page 92 of Volume 263 of the Deed Records of Klamath County: thence South 8° 46' 10" East, along the Easterly boundary of said Parcel of land 210.4 feet to an existing iron pin at the Southeasterly corner of said Parcel of land; thence South 52° 21' 40" West along the Southerly boundary line of said Parcel of land 20.0 feet to a point; thence, North 37° 38' 20" West 96.4 feet to a point; thence, North 89° 44' West 228.0 feet to a point; thence, North 0° 16' East, 144.0 feet to the Northerly boundary of said Parcel of land; thence South 89° 44' East along said Northerly boundary line 270.0 feet, more or less, to the point of beginning.

Parcel 2:

A piece or parcel of land situated in the S1/2SE1/4 of Section 7, Township 38 South, Range 9 East of the Willamette Meridian, and being particularly described as follows:

Beginning at the monument marking the South quarter-section corner of Section 7, Township 38 South, Range 9 East of the Willamette Meridian; thence South 89° 42' East 372.25 feet; thence North 52° 19' East 293.9 feet; thence North 0° 49' East 25.5 feet to an existing iron pin marking the Southwesterly corner of that parcel of land conveyed on page 92 of Volume 263 of the Deed Records of Klamath County and the Northerly right-of-way line of a public road; thence North 52° 21' 40" East along the Southerly boundary of said parcel of land and the Northerly right-of-way line of said public road 588.4 feet to an iron pin on the Westerly boundary of a power line easement; thence North 0° 27' 55" East along the Westerly boundary of said power line easement 657.5 feet to an iron pin on the Northerly boundary of said Parcel of land and the Southerly right-of-way line of a public road; thence along the Southerly right-of-way line of said public road North 59° 54' 30" East 174.25 feet to an existing iron pin and South 89° 44' East 504.5 feet to an existing iron pin at the Northeasterly corner of said parcel of land conveyed on page 92 of Deed Volume 263 and the intersection of the Southerly and Westerly rights-of-way lines of two public roads; thence South 8° 46' 10" East along the Westerly right-of-way lines of said public road South 210.4 feet to an existing iron pin at the Southeasterly corner of said parcel of land and the intersection of the Westerly and Northerly rights-of-way lines of two public roads; thence South 52° 21' 40" West along the Northerly right-of-way line of a public road 874.9 feet, more or less, to the true point of beginning.

Excepting therefrom:

Beginning at the monument marking the Northeasterly corner of that Parcel of land conveyed on page 92 of Volume 263 of the Deed Records of Klamath County; thences South 8° 46' 10" East along the Easterly boundary of said Parcel of land 210.4 feet to an existing iron pin at the Southeasterly corner of said Parcel of land; thence South 52° 21' 40" West along the Southerly boundary line of said Parcel of land 20.0 feet to a point; thence, North 37° 38' 20" West 96.4 feet to a point; thence North 89° 44' West 228.0 feet to a point; thence North 0° 16' East 144.0 feet to the Northerly boundary of said Parcel of land; thence South 89° 44' East along said Northerly boundary line 270.0 feet, more or less, to the point of beginning.