

2022-000554

Klamath County, Oregon

01/14/2022 10:43:01 AM

Fee: \$117.00

RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:

THORNTON BYRON LLP
3101 W. MAIN STREET, SUITE 200
P.O. BOX 7156
BOISE, IDAHO 83707-1156
208-344-8600

SEND TAX STATEMENTS TO:

SOS PROPERTIES, LLC
P.O. BOX 850
KLAMATH FALLS, OREGON 97601

(SPACE ABOVE LINE FOR RECORDER'S USE)

QUITCLAIM DEED

(109481 Hwy 97, Chemult, Oregon)

David E. Staub, Brad W. Staub, Kathy Oates and Joe Oates, Jr., wife and husband, and Bob Charles Haynes, (collectively, "Grantors"), do hereby convey, release, remise and forever quitclaim unto SOS Properties, LLC, an Oregon limited liability company, ("Grantee"), all of Grantors' right, title and interest in and to that certain real property located in Klamath County, Oregon, more particularly described on Exhibit A attached hereto.

Together with all improvements, easements, hereditaments and appurtenances thereto, and subject to such rights, easements, covenants, restrictions and zoning regulations as appear of record or based upon the premises.

The true and actual consideration for this conveyance consists wholly of other property.

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 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.


IN WITNESS WHEREOF, Grantors have hereunto subscribed their names to this instrument
effective the 13 day of December, 2021.

Grantors:

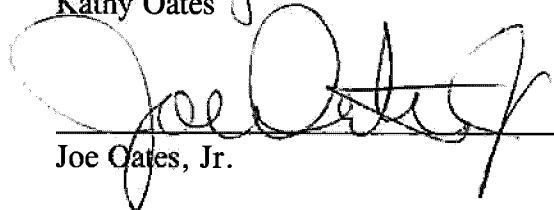


David E. Staub

Brad W. Staub



Kathy Oates



Joe Oates, Jr.

Bob Charles Haynes

OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009,
AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

IN WITNESS WHEREOF, Grantors have hereunto subscribed their names to this instrument
effective the 13 day of December, 2021.

Grantors:

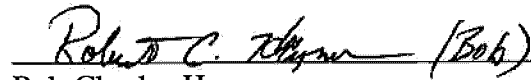
David E. Staub



Brad W. Staub

Kathy Oates

Joe Oates, Jr.



Bob Charles Haynes



STATE OF IDAHO)
 SS.
COUNTY OF ADA)

On this 16th day of December, 2021, before me, the undersigned Notary Public in and for said State, personally appeared David E. Staub, known or identified to me to be the person who executed the within and foregoing instrument, and acknowledged to me that he executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.

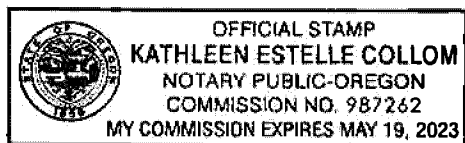


Abigail Meuser
Notary Public, State of Idaho
Residing at Meridian, Idaho
My commission expires October 13, 2023

STATE OF OREGON)
)
) SS.
COUNTY OF Klamath)

On this 13th day of December, 2021, before me, the undersigned Notary Public in and for said State, personally appeared Brad W. Staub, known or identified to me to be the person whose name is subscribed to the within and foregoing instrument, and acknowledged to me that he executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.



Kathleen Estelle Calloway
Notary Public, State of Oregon
Residing at: Klamath Falls, OR
My commission expires: May 19, 2023

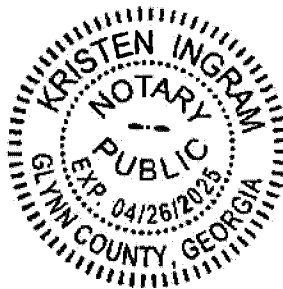


COUNTY OF GLYNN

Signed, sealed and delivered on this
12th day of January, 2022, ^{1st}
in the presence of:

Kelli Oranmer
Unofficial Witness

Kristen Cleman
Notary Public

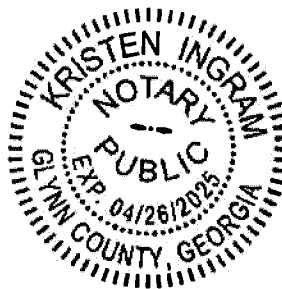


COUNTY OF GILLY

Signed, sealed and delivered on this
12th day of January, 2022^{kt}
 in the presence of:

John Cranmer
Unofficial Witness

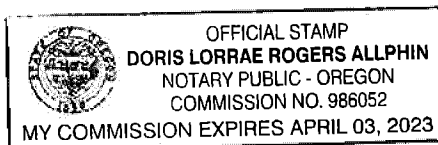
Krithi Ogden
Notary Public



STATE OF Oregon)
SS.
COUNTY OF Marion)

On this 29 day of December, 2021, before me, the undersigned Notary Public in and for said State, personally appeared Bob Charles Haynes, known or identified to me to be the person who executed the within and foregoing instrument, and acknowledged to me that he executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.



Doris L Allphin
Notary Public, State of Oregon
Residing at: 115 Pinney Crescent, OR 97733
My commission expires: 4-3-2023

Exhibit A
Legal Description

Parcel 1:

Lots 5 and 6, Block 1, CHEMULT, in the County of Klamath, State of Oregon, TOGETHER WITH a non-exclusive perpetual easement over and across Lot 4, Block 1, for the following purposes: Access to said Lots 5 and 6 from U.S. Highway 97 and parking of vehicles.

Parcel 2:

The Northerly 40 feet of Lots 8 and 9, Block 1, CHEMULT, and Lot 10, Block 1, CHEMULT, in the County of Klamath, State of Oregon.

SUBJECT TO all easements, reservations, restrictions and rights of way of record or apparent on the ground, including but not limited to the following:

1. Conditions, restrictions, and/or setbacks, as shown on the recorded plat of Chemult.
2. An easement created by instrument, including the terms and provisions thereof, dated May 12, 1983, in favor of Telephone Utilities of Eastern Oregon, Inc., an Oregon Corporation, for underground telephone facilities, recorded September 13, 1983, in Book M-83 at Page 15593 in the Klamath County Deed Records.
3. An easement and agreement for water, including the terms and provisions thereof, dated April 11, 1984, between Rutherford John Burkett and Mary Ann Burkett, and Ethel Jessup, recorded April 23, 1984 in Book M-84 at Page 6651 in the Klamath County Deed Records.
4. An easement agreement, including the terms and provisions thereof, dated August 5, 1991, between John and Mary Burkett and Crescent Oil Co., Inc., for sewage disposal system, recorded August 6, 1991 in Book M-91 at Page 15342 in the Klamath County Deed Records.
5. An easement created by instrument, including the terms and provisions thereof, dated July 26, 1991, for a utility easement, recorded August 6, 1991, in Book M-91 at Page 15344 in the Klamath County Deed Records.
6. An easement created by instrument, including the terms and provisions thereof, dated February 13, 2001, in favor of State of Oregon, by and through its Department of Transportation, for Permanent Slope Easement, recorded February 22, 2001, in Book M-01 at Page 7013 in the Klamath County Deed Records.

Scriveners Correction of the above Permanent Slope Easement was recorded March 19, 2001, in Book M-01 at Page 10788 in the Klamath County Deed Records.

Tax Information: **Code 055; Map No. R-2708021CB-02700-000; Key No. R168614**
 Code 055; Map No. R-2708021CB-02600-000; Key No. R168507
