

Send Tax Statements to:
Angie R. Forbes
93732 Pike Lane
Lakeview, OR 97630



01/28/2022 02:42:32 PM Fee: \$87.00

After Recording, Please Return to:
Angie Rose Forbes
93732 Pike Lane
Lakeview, OR 97630

Reserved for Recording Purposes Only

OREGON QUIT CLAIM DEED

This QUIT CLAIM DEED, made this 28 day of January, 2022, by Roseta Mildred (Arterberry) Smith, whose address is 1240 Horton Road; Dairy, OR 97625, hereinafter called the "Grantor", to Angie Rose (Arterberry) Forbes, whose address is 93732 Pike Lane; Lakeview, OR 97630 hereinafter called the "Grantee":

Witnesseth: That the Grantor, for and in consideration of the sum of \$1.00 (Here comply with the requirements of ORS 93.030.), receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, and quit claims unto the Grantee, all that certain land situated in Klamath County, Oregon, described as follows (enter legal description of property):

See Exhibit 'A' Attached Hereto and Made A Part Hereof.

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."

Roseta Mildred Smith
Grantor's Signature

Roseta Mildred (Arterberry) Smith
1240 Horton Road
Dairy, OR 97625

STATE OF OREGON, COUNTY OF Klamath ss:

This instrument was acknowledged before me, Rebecca Lynn Mackey, a notary public in and for the state of Oregon by Roseta Mildred (Arterberry) Smith on the 28 day of January, 2022.

Rebecca Lynn Mackey
Notary Public for Oregon

[NOTARY SEAL]

My commission expires 02/28/24
RM

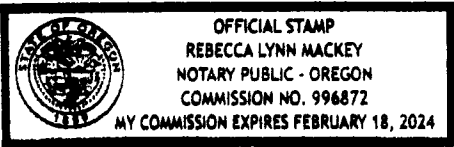


EXHIBIT 'A'

Property ID Number:484719 / Map Tax I ot Number: 3811-V3400-01400

PARCEL I (1240 Horton Road; Dairy, OR 97625):

A parcel of land situate in the West $\frac{1}{2}$ Southwest $\frac{1}{4}$ of Section 34, Township 38 South, Range 11 $\frac{1}{2}$ East of the Willamette Meridian, being more particularly described as follows:

Commencing at the Southwest corner of said Section 34; thence North along the West line of said Section 34, 1018.28 feet; thence leaving said West section line East, 660.00 feet to the point of beginning for this parcel description; thence East, 646.00 feet to a point on the Westerly boundary of a parcel of land described in Book 245 at page 17, Records of Klamath County, Oregon; thence North 00 degrees, 54 minutes, 00 seconds West along said Westerly line, 390.05 feet; thence leaving said Westerly line West, 639.87 feet; thence South 390.00 feet to the point of beginning for this parcel.

PARCEL II (1248 Horton Road; Dairy, OR 97625):

A parcel of land situate in the West $\frac{1}{2}$ Southwest $\frac{1}{4}$ of Section 34, Township 38 South, Range 11 $\frac{1}{2}$ East of the Willamette Meridian, being more particularly described as follows:

Commencing at the Southwest corner of said Section 34; thence North along the West line of said Section 34, 1408.28 feet; thence leaving said West section line East, 660.00 feet to the point of beginning for this parcel description; thence East 639.87 feet to a point on the Westerly line of a parcel of land described in Book 245 at page 17, Records of Klamath County, Oregon; thence North 00 degrees, 54 minutes, 00 seconds West along said Westerly boundary, 163.82 feet; thence leaving said Westerly boundary South, 89 degrees, 06 minutes, 00 seconds West 310.00 feet; thence North 00 degrees, 54 minutes, 00 seconds West, 413.40 feet; thence North 89 degrees, 52 minutes, 00 seconds West, 320.85 feet; thence South 573.03 feet to the point of beginning for this parcel.

EASEMENT:

Together with an easement over a strip of land 60.00 feet in width lying 30.00 feet on each side of centerline for public roadway purposes situate in the West $\frac{1}{2}$ Southwest $\frac{1}{4}$ of Section 34, Township 38 South, Range 11 $\frac{1}{2}$ East of the Willamette Meridian, Klamath County, Oregon, the centerline of which is more particularly described as follows:

Beginning at a point of the South line of said Section 34 from which the Southwest corner of said Section 34 bears South 89 degrees, 51 minutes, 27 seconds West, 1291.94 feet; thence leaving said section line North 00 degrees, 54 minutes, 00 seconds West parallel to but 30.00 feet Westerly of a parcel of land described in Book 245 at page 17, Records of Klamath County, Oregon, a distances of 452.03 feet to the beginning of a curve; thence along the arc of a 150.00 feet radius curve to the left 233.64 feet (delta = 89 degrees, 14 minutes, 33 seconds); thence leaving said curve South 89 degrees, 51 minutes, 27 seconds West, 1134.48 feet to a point on the Westerly line of said Section 34 from which the Southwest corner of said Section 34 bears South, 600.00 feet.

Also beginning at a point which is North, 631.57 feet and East, 630.00 feet from the Southwest corner of said Section 34; thence running North 1349.81 feet to the point of termination.