

2022-002891

Klamath County, Oregon

Prepared By

Name: David Ferreira
 Address: 7203 Hager Way
Klamath Falls
 State: OR Zip Code: 97603



00296626202200028910040043

03/08/2022 12:01:11 PM

Fee: \$97.00

After Recording Return To and Taxes

Name: David J. Ferreira
 Address: 7203 Hager Way
Klamath Falls
 State: OR Zip Code: 97603

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 David J. Ferreira
Tenant, residing at 7203 Hager Way County of Klamath City
 of Klamath Falls State of Oregon (hereinafter known as the
 "Grantor(s)") hereby releases and quitclaims to David J. Ferreira and
Brendan Scott Ferreira
Tenants, residing at 7203 Hager Way, County of Klamath City
 of Klamath Falls, State of Oregon (hereinafter known as the
 "Grantees(s)") for the sum of zero

(\$ 0) 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:

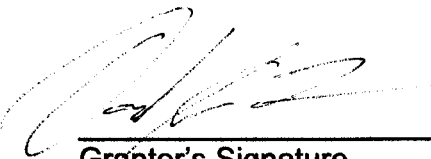
A parcel of land more particularly described as follows:

Beginning at a point at the Northwest corner of the NE $\frac{1}{4}$ of SE $\frac{1}{4}$
 of Section 12, Township 39 South, Range 9 East of the Willamette Meridian,
 Klamath County, Oregon; thence East 460 feet; south 190 feet to the Northwesterly line
 of the O.C. & E. Railway right of way; thence Northwesterly along said right of way
 line to the place of beginning. SAVING and Excepting therefrom any portion lying within the
 right of way of the O.C. & E. Railway
 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.

* With Right of A SURVIVOR ship

Returned at Counter

"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

David Joseph Ferreira

Grantor's Name

Address

7203 Hager Way

Address

City, State & Zip

Klamath Falls OR. 97603

City, State & Zip

Grantor's Signature

Grantor's Name

Address

City, State & Zip

STATE OF OREGON)

COUNTY OF Klamath)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that David Ferreira whose names are signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they, executed the same voluntarily on the day the same bears date.

Given under my hand this 8 day of March, 2022

Amanda Joe Sherrill
Notary Public

My Commission Expires: April 05, 2025

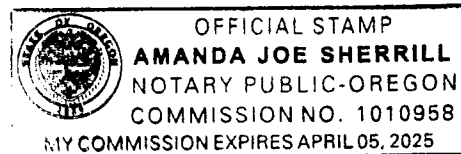


EXHIBIT "A"

A parcel of land more particularly described as follows: Beginning at a point at the Northwest corner of the NE1/4 of SE1/4 of Section 12, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon; thence East 460 feet; thence South 190 feet to the Northwesterly line of the O.C. & E. Railway right of way; thence Northwesterly along said right of way line to the place of beginning. SAVING AND EXCEPTING THEREFROM any portion lying within the right of way of the O.C. & E. Railway.