

Returned at Counter

**Prepared By:**  
Ms. Marilyn Simkin  
436 Bonner Crt  
Crescent, Oregon 97733

**After Recording Return To:** QND TAXES  
Mr. William L. Wirtz  
567 Bonner Lane  
Crescent, Oregon 97733  
P.O. Box 19

2022-004264

Klamath County, Oregon



00298145202200042640040049

04/04/2022 08:42:55 AM

Fee: \$97.00

) TAX PARCEL ID #:

## QUIT CLAIM DEED

PREVIOUSLY KNOWN AS  
MARILYN H. WIRTZ

**BE IT KNOWN BY ALL**, that Ms. Marilyn H. Simkin, ("Grantor") whose address is 436 Bonner Court, Crescent, Oregon 97733, hereby **REMISES, RELEASES AND FOREVER QUITCLAIMS** TO Mr. William L. Wirtz ("Grantee"), whose address is 567 Bonner Lane, Crescent, Oregon 97733, all right, title, interest and claim to the following real estate property located at 567 Bonner Lane in the City/Township of Crescent, located in the County of and State of Oregon and ZIP code of 97733, to-wit:

Property having Lot No., with the Section No., and having the following description:

SEE EXHIBIT A

**FOR VALUABLE CONSIDERATION**, in the amount of \$1.00 dollars, given in hand, and for other good and valuable consideration the receipt and sufficiency of which is hereby acknowledged.

**BE IT FURTHER KNOWN**, that this transfer shall be effective as of, and that the Grantor makes no promises as to ownership of title to the above-referenced Property, but simply agrees to transfers whatever interest the Grantor has in it to the Grantee.

**TO HAVE AND TO HOLD** all of Grantor's right, title and interest in and to the above described Property is hereby transferred unto the Grantee, Grantee's heirs, administrators, executors, successors and/or assigns forever; so that neither Grantor nor Grantor's heirs, administrators, executors, successors and/or assigns shall have, claim or demand any right or title to the aforesaid property, premises or appurtenances or any party thereof.

Marilyn H. Simkin  
(Grantor's Signature)

Ms. Marilyn H. Simkin

Marilyn H. Simkin  
(Grantor's Printed Name)

William L. Wirtz  
(Grantee's Signature)

Mr. William L. Wirtz  
(Grantee's Printed Name)

Signed in our presence:

\_\_\_\_\_  
(Witness #1 Signature)

\_\_\_\_\_  
(Witness #2 Signature)

\_\_\_\_\_  
(FIRST WITNESS NAME TYPED)

\_\_\_\_\_  
(SECOND WITNESS NAME TYPED)

**Grantee's Address:**

Mr. William L. Wirtz  
567 Bonner Lane  
Crescent, Oregon 97733

**Grantor's Address:**

Ms. Marilyn H. Simkin  
436 Bonner Court  
Crescent, Oregon 97733

**Mail Subsequent Tax Bills To:**

William L. Wirtz  
PO Box 19  
Crescent, Oregon 97733

STATE OF OREGON

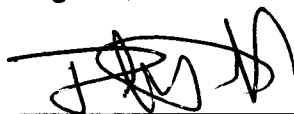
COUNTY OF

)  
) SS.  
)

The foregoing Quit Claim Deed was acknowledged before me on November 14, 2019 by Ms. Marilyn H. Simkin, who is personally known to me or who has produced a valid driver's license and/or passport as identification, and such individual(s) having executed aforementioned instrument of his/her/their free and voluntary act and deed.

**IN WITNESS THEREOF**, to this Quit Claim Deed, I set my hand and seal.

Signed, sealed and delivered in the presence of:

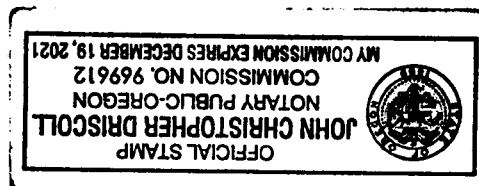
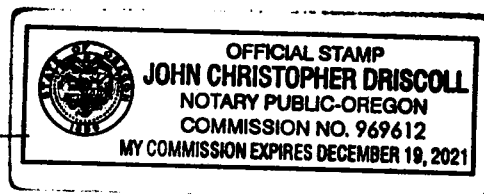


(Signature of Notary)

John C Driscoll

(Printed Notary Name) , Oregon

My Commission expires: December 19, 2021



NN

EXHIBIT A

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STATE OF OREGON,

1

William L. Wirtz  
P.O. Box 19, 567 Bonner Ln.  
CRESCENT OR. 97733

William L. Wirtz  
P.O. Box 19, 567 Bonner Ln.  
CRESCENT OR. 97733

After recording, return to (Name, Address, Zip):

William L. Wirtz  
P.O. Box 19, 567 Bonner Ln.  
CRESCENT OR. 97733

Until requested, otherwise, send all tax statements to (Name, Address, Zip):

William L. Wirtz  
P.O. Box 19, 567 Bonner Ln.  
CRESCENT OR. 97733

SPACE RESERVED  
FOR  
RECORDER'S USE

State of Oregon, County of Klamath

Recorded 12/31/2002 11:10 a m.

Vol M02, Pg 76341

Linda Smith, County Clerk

Fee \$ 21.00 # of Pgs 1

Deputy.

## BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that

William L. Wirtz and  
Carol L. Wirtz

hereinafter, called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto

William L. Wirtz

hereinafter called grantee, and unto grantee's heirs, successors and assigns, all of that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

A parcel of land in the Southeast Quarter of the Southwest Quarter of Section 30, Township 24 South, Range 9, East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at a point South 89 degrees 40' West 290 feet and South 50 degrees 20' East 499 feet from the intersection of the South line of Crescent, Oregon and the Easterly line of Main Street of Crescent, Oregon; thence North 39 degrees 40' East 209 feet; thence South 50 degrees 20' East 32 feet to a point on the Westerly line of a parcel of property deeded to Frederick J. Ulmer and Willa R. Ulmer, in Volume M73, page 9225; thence South to the Southwest corner of said Ulmer parcel; thence South 50 degrees 20' East along the Southwesterly line of said Ulmer property, to the East boundary of the said SE1/4 SW1/4; thence South along said boundary line to a point located South 50 degrees 20' East from the point of beginning; thence North 50 degrees 20' West, 360 feet, more or less, to the point of beginning.

This instrument is being recorded on an accommodation only, and has not been examined as to validity, efficiency or effect. It may have upon the herein described property. This conveyance recording has been made in accordance with ORS 93.030.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ vesting only. However, the actual consideration consists of or includes other property or value given or promised which is ☐ part of the ☒ the whole (indicate which) consideration. (The sentence between the symbols ☐ if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the grantor has executed this instrument on December 23, 2002; if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

THIS INSTRUMENT WILL 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 APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

William L. Wirtz  
Carol L. Wirtz

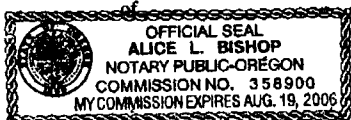
STATE OF OREGON, County of Klamath

This instrument was acknowledged before me on December 23, 2002  
by William L. E. Wirtz Carol L. Wirtz

This instrument was acknowledged before me on \_\_\_\_\_

by \_\_\_\_\_

as \_\_\_\_\_



Alice L. Bishop  
Notary Public for Oregon

My commission expires August 19, 2006