

2022-004756

Klamath County, Oregon

04/14/2022 10:19:01 AM

Fee: \$97.00

After recording, return to:
Prestige Midwest, LLC
2801 28th Ave. S.
Fargo, ND 58104

Until a change is requested,
all tax statements should be sent to:
Prestige Midwest, LLC
2801 28th Ave. S.
Fargo, ND 58104

QUITCLAIM DEED


Under ORS 93.865

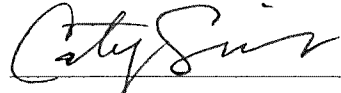
The grantors, **Matthew L.E. Sizer** and **Courtney Sizer**, husband and wife, 2801 28th Ave. S., Fargo, ND 58104, for the true and actual consideration of \$10.00 (ten dollars and no/100), RELEASES AND QUITCLAIMS to the grantee, **Prestige Midwest, LLC**, a North Dakota limited liability company 2801 28th Ave. S., Fargo, ND 58104, all right, title, and interest in and to the real property located in Klamath County, OR, more particularly described in Exhibit A and commonly known as: 4224 Ezell Ave. Klamath Falls, OR 97603, Parcel ID: 550898.

This conveyance is made subject to: Easements, restrictions, and rights of way appearing of record or enforceable in law and equity, and general property taxes for the year 2022 and thereafter.

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, CHAPTERS 885, 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 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 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424 OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTERS 885, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

IN WITNESS WHEREOF, the grantor has signed and sealed these presents this
5 day of April, 2022.


Matthew L.E. Sizer, an individual

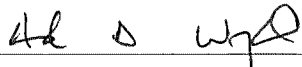

Courtney Sizer, an individual

Construe all terms with the appropriate gender and quantity required by the sense of this deed.

STATE OF NORTH DAKOTA

COUNTY OF CASS

On this 5th day of April, 2022, before me, Notary Public in and for said state, personally appeared Matthew L.E. Sizer and Courtney Sizer, a married couple, identified to be the persons whose names are subscribed to the within instrument, and who acknowledged to me that they freely executed the same.

Signature: 
Print Name: Adam Wogsland
Title: Notary Public
My Commission Expires: _____

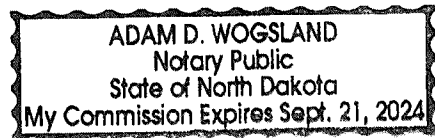


Exhibit A: Real Property Description

PARCEL 1:

A tract of land described as follows:

Beginning at an iron pin which lies South along the center line of Summers Lane, which is the West line of Section 11, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, a distance of 331.4 feet, and South 89° 48' East a distance of 275.5 feet from the iron pin in the center of Summers Lane which marks the Northwest corner of Section 11, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, and running thence; South parallel to the center line of Summers Lane, which is also the West line of said Section 11, a distance of 331.4 feet to an iron pin; thence South 89° 48' East a distance of 67 feet to an iron pin; thence North parallel to the center line of Summers Lane a distance of 331.4 feet to an iron pin; thence North 89° 48' West a distance of 67 feet, more or less, to the point of beginning, in the NW1/4 NW1/4 of Section 11, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

TOGETHER WITH the NW1/4 of the NW1/4 of the NW1/4 of Section 11, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon; EXCEPTING THEREFROM the following portions thereof:

Those portions conveyed to Noel A. Turner and Margaret Turner, his wife, by Deed recorded July 22, 1930 in Volume 90 at page 475; by Deed recorded July 24, 1930 in Volume 90 at page 487; by Deed recorded May 22, 1941 in Volume 138 at page 163; by Deed recorded May 22, 1941 in Volume 138 at page 165; That portion conveyed to Curtis W. Cramer by Deed recorded May 27, 1941 in Volume 138 at page 234; that portion conveyed to S. J. Tucker by Deed recorded November 4, 1946 in Volume 198 at page 63; and those portions conveyed to A.M. Gibson by Deed recorded May 17, 1951 in Volume 247 at page 260, all in the Microfilm Records of Klamath County, Oregon

PARCEL 2:

The South 30 feet of the N1/2 NW1/4 NW1/4 of Section 11, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.