

2022-006229

Klamath County, Oregon

Prepared By

Margaret Brown
107 BARBARA CIR
FAIRFIELD BAY, AR,
72088



00300387202200062290020027

05/16/2022 04:10:12 PM

Fee: \$87.00

After Recording Taxes and Statement Return to

Steve Rydman
10263 Cool Mist St
Las Vegas, NV
89178

Space Above This Line for Recorder's Use

OREGON QUIT CLAIM DEED

State of Oregon

Klamath County

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of One Dollar (\$1.00) and/or other valuable consideration to the below in hand paid to:

Margaret Brown, a married individual, residing at 107 BARBARA CIR, FAIRFIELD BAY, AR, 72088.

The receipt whereof is hereby acknowledged, the undersigned hereby releases and quit claims to Steve Rydman, a married individual, residing at 10263 Cool Mist St. Las Vegas, NV 89178 (hereinafter called the "Grantee(s)") all the rights, title, interest, and claim in or to the following described real estate, situated in Klamath County, Oregon, to-wit:

Account #: R462797 #2, Block 36 Lot 22 Map: R-3811-009A0-03700-000 Code:219

Legal Description: Klamath Falls Forest Estates HWY 66 PLAT #2 Block -- 36 Lot - 22

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.

Required Disclosure Statement

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.

Margaret A. Brown Date 5-03-2022
Grantor's Signature
Margaret Brown
107 BARBARA CIR, FAIRFIELD BAY, AR, 72088

State of AR)
County of Faulkner)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Margaret Brown 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 day of May 3, 2022

Tina Wright (SEAL) Notary Public

My Commission Expires: 8-21-2025

