

2022-006454

Klamath County, Oregon

05/23/2022 09:07:01 AM

Fee: \$97.00

After recording, return to:

Michelle Taira-Bloom
396 Columbia St NE
Salem, OR 97301

Until a change is requested,
all tax statements should be sent to:

Michelle Taira-Bloom
396 Columbia St NE
Salem, OR 97301

QUITCLAIM DEED.

Under ORS 93.865

The grantor,

MDKB LLC, an Oregon Limited Liability Company
and

Jason Eugene Bloom, a married man, and an owner and manager of MDKB LLC.
396 Columbia St NE, Salem, OR 97301

for the true and actual consideration of \$10 (ten dollars)

RELEASES AND QUITCLAIMS to the grantee,

Michelle Taira-Bloom, a married woman, as her sole and separate property
396 Columbia St NE
Salem, OR 97301

all right, title, and interest in and to the following described real property:

See Exhibit A

And commonly known as: 5451 Harlan Dr., Klamath Falls, OR 97603

Parcel ID:

This conveyance is made subject to:
all of those items of record, if any, as of the date of this deed.

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
day of May 10th, 2022.

Signature

Jason Bloom
Print Name

Capacity

Signature

Print Name

Capacity

Signature

Print Name

Capacity

Signature

Print Name

Capacity

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

STATE OF Oregon

COUNTY OF Marion

On this 10th day of May, 2022, before me, Notary Public in and for
said state, personally appeared Jason Bloom

identified to be the person whose name is subscribed to the within instrument, and
who acknowledged to me _____ freely executed the same.

Signature: Mckenna Bouma

Print Name: Mckenna Bouma

Title: Public Notary

My Commission Expires: February 14th, 2026

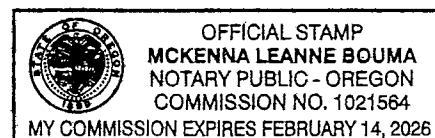


Exhibit A

All that portion of TRACT 24, HOMEDALE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at a point in the Southwesterly line of said Tract 24, which is North 66 degrees 33' West, 96.19 feet from the most Southerly corner of said Tract; thence North 21 degrees 37' East, 291.15 feet to a point in the Northeasterly line of said Tract 24; thence South 70 degrees 37' East, along the Northeasterly line of said tract, a distance of 64.49 feet; thence South 21 degrees 37' West 295.7 feet, more or less, to a point in the Southwesterly line of said Tract 24; thence North 66 degrees 33' West 64.49 feet to the point of beginning.