

2022-007104

Klamath County, Oregon

06/07/2022 09:28:01 AM

Fee: \$92.00

After Recording Return to:

CLINTON PAUL KAARBO, HEATHER RYAN KAARBO

1343 CRESCENT AVE

KLAMATH FALLS, OR 97601

Until a change is requested, please forward all
tax statements to:

CLINTON PAUL KAARBO, HEATHER RYAN KAARBO

1343 CRESCENT AVE

KLAMATH FALLS, OR 97601

Tax Assessor's Account No. 630632

QUITCLAIM DEED

(LLC to Husband and Wife)

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF SEVENTY FIVE DOLLARS (\$7,800.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged,

Foremost Properties, LLC, a limited liability company organized under the laws of the State of California, hereinafter referred to as "Grantor", does hereby remise, release, and forever quitclaim unto Clinton Paul Kaarbo and Heather Ryan Kaarbo, Husband and Wife, hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of KLAMATH, State of Oregon, to-wit

☐ See Legal Description Attached as Exhibit A incorporated by reference as though set forth in full

☒ Legal Description:

Lots 6, Block 20, West Lake Park Addition, including 30 feet of vacated Robbins Avenue abutting.

Except the following encumbrances:

Street Address of Real Property:

The true and actual consideration paid for this transfer, stated in terms of dollars, is seven thousand eight hundred dollars (\$7,800.00).

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by Grantors, if any, which are reserved by Grantor.

Taxes for tax year 2022 shall be ☐ prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or ☒ paid by Grantee, or ☐ paid by Grantor.

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. 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 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, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007.

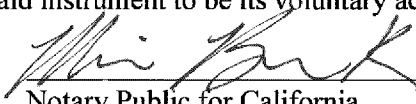
IN WITNESS WHEREOF, this deed was executed by the undersigned on this the 6 day of JUNE, 2022.

Foremost Properties, LLC, a California limited liability company,


BY: SCOTT EVANS
TITLE: PRESIDENT

STATE OF CALIFORNIA)
) SS.
County of Santa Cruz)

Personally appeared before me the above-named Scott Evans who, being duly sworn, did say that she is the President of Foremost Properties, LLC, an California limited liability company, and that said instrument was signed in behalf of said company by the authority of its members; and they acknowledged said instrument to be its voluntary act and deed.


Notary Public for California
Mia Jasmine Buak
Type or Print Name

My Commission expires: 11/21/2025



Grantor *(name, address and telephone)*:

FOREMOST PROPERTIES, LLC

180 SIESTA DR

APTOS, CA 95003

831-295-8441

Grantee *(name, address and telephone)*:

CLINTON AND HEATHER KAARBO

1343 CRESCENT AVE

KLAMATH FALLS, OR 97601

541-360-2315