

2022-007544

Klamath County, Oregon

06/17/2022 08:35:01 AM

Fee: \$92.00

Prepared by:

Dorsey & Whitney LLP (CCI/mc)
50 South Sixth Street, Suite 1500
Minneapolis, MN 55402
Phone: (612) 340-2600

Send Tax Statements to:

Benjamin C. Mortel
200 P Street, Unit D33
Sacramento, CA 95814
ATTN: Ezpana R. Mortel and Joshua H. Mortel

After Recording Return To:

First American Title Insurance Company
National Commercial Services
121 South 8th Street, Suite 1250
Minneapolis, MN 55402
NCS-USB8575-MPLS

QUIT CLAIM DEED

Date: June 16, 2022

For the consideration of One Hundred Thousand and No/100 Dollars (\$100,000.00) and other valuable consideration, **U.S. BANK NATIONAL ASSOCIATION**, a national banking association, successor in interest to The United States National Bank of Portland, does hereby RELEASE and QUITCLAIM to **EZPANA RUTH H. MORTEL AND JOSHUA H. MORTEL**, as joint tenants, all right, title, interest, estate, claim and demand in the following described real estate in Klamath County, Oregon:

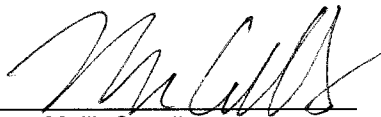
See attached Exhibit A

Words and phrases herein, including acknowledgement hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

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, 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 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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated: June 16, 2022.

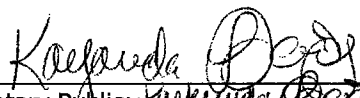
U.S. BANK NATIONAL ASSOCIATION,
a national banking association

By: 
Name: Malik Cavallo
Its: Senior Vice President

STATE OF MINNESOTA

COUNTY OF HENNEPIN

On this B day of June, 2022, before me the undersigned, Kayanda Davis, a Notary Public in and for said State, personally appeared Malik Cavallo, the Senior Vice President, of U.S. Bank National Association, a national banking association, to me known to be the identical person named in and who executed the foregoing instrument and acknowledged that they executed the same as their voluntary act and deed.


Notary Public: Kayanda Davis
My Commission expires: Jan 31 2027

(SEAL)

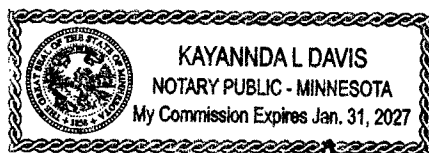


EXHIBIT A

The Land referred to herein below is situated in the County of Klamath, State of Oregon, and is described as follows:

LOTS 1 AND 2, IN BLOCK 39 OF THE ORIGINAL TOWN OF LINKVILLE, NOW THE CITY OF KLAMATH FALLS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK, KLAMATH COUNTY, OREGON.

EXCEPTING THEREFROM THE SOUTHWESTERLY 50 FEET OF LOT 2 IN BLOCK 39 OF THE ORIGINAL TOWN OF LINKVILLE, NOW THE CITY OF KLAMATH FALLS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK, KLAMATH COUNTY, OREGON.

ALSO EXCEPTING THAT PORTION THEREOF CONVEYED TO THE CITY OF KLAMATH FALLS, OREGON, FOR ALLEY PURPOSES BY DEED AS RECORDED IN BOOK 37, PAGE 280, DEED RECORDS OF KLAMATH COUNTY, OREGON.