

Turned at Counter

2022-007735
Klamath County, Oregon

After recording, please send to:

John W. Espe
145040 Highway 31
LaPine, OR 97739



06/22/2022 02:51:26 PM

Fee: \$82.00

* Please also send tax statements to above address.

SITUS: 145040 Highway 31, LaPine, OR 97739

2022-008121
Klamath County, Oregon



07/01/2022 12:35:20 PM

Fee: \$87.00

Quitclaim Deed

This Quitclaim Deed, executed this 31st day of May, 2022.

By Grantor, **Shelley Rene Klampree**, To Grantee, **John W. Espe**.

WITNESSETH, that the said Grantor does hereby remise, release, and quitclaim unto said Grantee forever, all the right, title, interest, and claim which the said Grantor has in and to the following described land, and improvements and appurtenances thereto in the County of Klamath, State of Oregon, To Wit:

Exhibit A

The true actual consideration for this transfer is **\$0.00**. ORS 93.930.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSONS 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.

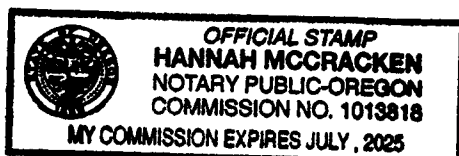
IN WITNESS WHEREOF, That said Grantor has signed and sealed these presents the day and year first above written. Signed, sealed, and delivered in the presence of:

Shelley Rene Klampree

RE-RECORDING AT THE
REQUEST OF THE
GRANTEE TO ADD LEGAL DESC.
ON PREV. REC. QCD. 2022-7735

State of Oregon
County of Klamath (Deschutes)

The above-mentioned person, **Shelley Rene Klampree**, appeared before me and acknowledged that she executed the above instrument. Affirmed before me on May 31, 2022.



Notary Public for Oregon
My Commission Expires: 07/2025

EXHIBIT "A"
LEGAL DESCRIPTION

A portion of the SE1/4 NE1/4 Section 36, Township 23 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point on the one-sixteenth section line which is 667.64 feet North 1° 03' 55" East along the one-sixteenth section line from the Southwest corner of the SE1/4 of the NE1/4 of Section 36, Township 23 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon; thence South 89° 24' 66" East 663.70 feet; thence North 1° 43' 00" East 331.40 feet; thence North 89° 16' 52" West 667.45 feet to the one-sixteenth section line; thence South 1° 03' 55" West 332.87 feet along the one-sixteenth section line to the point of beginning.

AND a portion of the SE1/4 NE1/4 of Section 36, Township 23 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point on the one-sixteenth section line which is 332.87 feet North 1° 03' 55" East along the one-sixteenth section line from the Southwest corner of the SE1/4 of the NE1/4 of Section 36, Township 23 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon; thence South 89° 32' 59" East 659.95 feet; thence North 1° 43' 00" East 331.40 feet; thence North 89° 24' 58" West 663.70 feet to the one-sixteenth section line; thence South 1° 03' 55" West 332.87 feet along the one-sixteenth section line to the point of beginning.

EXCEPTING THEREFROM that portion lying Easterly of the following described line:

Beginning at a point on the Southerly line of the land described in said deed recorded in Volume M-90 at Page 1816. Said point lying thereon South 89° 32' 32" East 330.10 feet from the Southwest corner of said deed; thence North 01° 25' 01" East, 409.38 feet; thence South 88° 34' 59" East, 28.00 feet; thence North 01° 25' 01" East, 35.00 feet; thence North 88° 34' 53" West, 28.00 feet; thence North 01° 25' 01" East, 220.01 feet to a point on the Northerly line of land described in said deed recorded in Volume M-93 at Page 33688. Said point lying thereon South 89° 15' 45" East, 333.60 feet from the Northwest corner of said deed.

TOGETHER WITH Agreement for Easement for ingress and egress dated October 15, 1993, recorded December 1, 1993 in Volume M93 at page 31847, Microfilm records of Klamath County, Oregon.

ALSO TOGETHER WITH a 20 foot wide access easement and the rights and privileges of access and egress engendered by said easement, the centerline of which is described as follows:

Beginning at a point on the East line of Section 36, Township 23 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, which is 329.79 feet North 1° 04' 49" East along said East line from the quarter corner of said Section 36; thence North 89° 32' 59" West 652.51 feet; thence North 1° 43' 00" East 682.80 feet to its terminus, all of the above described lying within Section 36, Township 23 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

ALSO TOGETHER WITH a 20 foot wide access easement for ingress and egress, the southerly line being described as follows:

Beginning at the Southeast corner of said deed recorded in Volume M90 at Page 1816; thence along the Southerly line of said deed North 89° 32' 59" West 372.54 feet to a point, said point lying on said Southerly line South 89° 32' 69" East 287.35 feet from the Southwest corner of said deed