

**Prepared By**

Name: Darcy Randolph-Gordon  
Address: 9115 St. Andrews Circle  
Klamath Falls  
State: OR Zip Code: 97603

**After Recording Return To**

Name: Darcy Randolph-Gordon  
Address: 9115 St. Andrews Circle  
Klamath Falls  
State: OR Zip Code: 97603

**2022-009767**

Klamath County, Oregon



00304484202200097670040041

08/11/2022 12:23:44 PM

Fee: \$97.00

Returned at Counter

*Tax Statement to 9115 St. Andrews Circle Klamath Falls, OR 97603*

Space Above This Line for Recorder's Use

**OREGON QUIT CLAIM DEED**

STATE OF OREGON

COUNTY OF Klamath

KNOW ALL MEN BY THESE PRESENTS, That Bydand Investors LLC, a Florida LLC, Located at 9115 St. Andrews Circle, County of Klamath, City of Klamath Falls, State of Oregon (hereinafter known as the "Grantor(s)") hereby releases and quitclaims to Bydand Investors LLC, a Nevada LLC, Located at 9115 St. Andrews Circle, County of Klamath, City of Klamath Falls, State of Oregon (hereinafter known as the "Grantees(s)") for the sum of one dollar (\$1.00) and releases all the rights, title, interest, and claim in or to the following described real estate, situated in the County of Klamath Oregon to-wit:

1) Real Property description

a. Code: 041 PCL:201 MAP:3909-001CA-02000

6420 S 6<sup>th</sup> Street Klamath Falls, Or 97603

LEGAL:POR E2SW4 (acres 1.170)

A Parcel of land lying in the East ½ of SW1/4 of section 1, Township 39 South,

Range 9 East of the Willamette Meridian, described as follows:

Beginning at an iron pin which lies North 0°51' West along the 40 line a

distance of 462.3 feet and North 89°09' East a distance of 262.2 feet and

South 46°09' East a distance of 657.8 feet from the iron axel which marks the

Southwest corner of the NE1/4 SW1/4 of Section 1; and running thence

continuing South 46°09' East a distance of 352.1 feet to an iron pin which lies

on the Northwesterly right of way line of the Enterprise Irrigation Canal; thence North 11°21' East along the Northwesterly right of way line of the Enterprise Canal a distance of 337.4 feet to an iron pin; thence continuing along the Northwesterly right of way line of the Enterprise Irrigation Canal North 60°21' East a distance of 103.3 feet to an iron pin on the Klamath Falls-Lakeview Highway Southerly right of way line of 30 feet at right angles from its center thence North 46°09' West along the above mentioned highway right of way line distance of 200 feet to an iron pin; thence South 43°51' West a distance of 384 feet more or less to the Point of Beginning.

EXCEPTING THEREFROM that portion conveyed to the state of Oregon, by and through its State Highway Commission, recorded in Volume M71, at page 10194 and re-recorded in Volume M71, at page 11031, Microfilm Records of Klamath County, Oregon.

b. Code: 041 PCL:201 MAP: 3909-001CD-00400

6420 S 6<sup>Th</sup> Street Klamath Falls, OR 97603

LEGAL: POR SE4SW4 (acres 0.89)

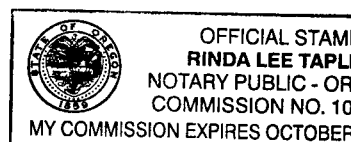
c. Code: 162 PCL: 102 MAP: 3910-008B0-97011

9115 St. Andrews Circle Klamath Falls, OR 97603

Unit No. A of Building No.8 IX Plat of Tract 1271Shield Crest Condominiums, Lot 11 and a portion of Lot 10, Block 4 of 1257, a re-subdivision of a portion of the First Addition to Shield Crest, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

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.

"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."



*Bydand Investors, LLC (Florida)*  
*By Robert Alan Gordon*

Grantor's Signature

*Robert Alan Gordon*

Grantor's Name

*9115 St. Andrews Circle*

Address

*12 Lamath Falls, OR 97603*

City, State & Zip

Grantor's Signature

Grantor's Name

Address

City, State & Zip

STATE OF OREGON)

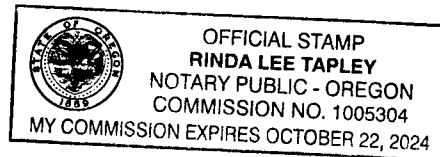
COUNTY OF Klamath)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Robert Alan Gordon 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 11<sup>th</sup> day of August, 2022.

Rinda Lee Tapley  
Notary Public

My Commission Expires: 10-22-24



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BY  
EGON  
35304  
22, 2024