

Grantor's Name and Address: Klamath County 305 Main St Klamath Falls, OR 97601
Grantee's Name and Address: William Victor Carlson 615 E. Front St. Merrill, OR 97633
After recording, return to (Name, Address, Zip): William Victor Carlson 615 E. Front St. Merrill, OR 97633
Until requested otherwise, send all tax statements to (Name, Address, Zip): William Victor Carlson 615 E. Front St. Merrill, OR 97633

2022-010538
Klamath County, Oregon



00305396202200105380020023
08/30/2022 09:44:01 AM Fee: \$26.00

QUITCLAIM DEED

KNOW ALL BY THESE PRESENTS that Klamath County, a political subdivision of the State of Oregon hereinafter called grantor, for the consideration hereinafter stated, does hereby remise, release and forever quitclaim unto William Victor Carlson, hereinafter called grantee, and unto grantee's heirs, successors and assigns, all of the grantor's right, title and interest in that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

Description of real property: See attached Exhibit "A"

APN: 405564
MapTaxLot: 3714-003AB-00200-000

Subject to covenants, conditions, restrictions, easements, reservations, rights, rights of way and all matters appearing of record.

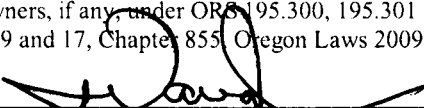
To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$10,900.00.

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the grantor has executed this instrument on August 25, 2022; if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

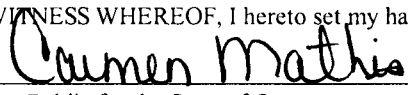
Before signing or accepting this instrument, the person transferring fee title should inquire about the person's rights, if any, under ORS 195.300, 195.301 and 195.305 to 195.336 and Sections 5 to 11, Chapter 424, Oregon Laws 2007, and Sections 2 to 9 and 17, Chapter 855, Oregon Laws 2009, and Sections 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, and Sections 2 to 9 and 17, Chapter 855, Oregon Laws 2009, and Sections 2 to 7, Chapter 8, Oregon Laws 2010.


Rick Vaughn, Klamath County Tax Collector

STATE OF OREGON, County of KLAMATH) ss.

This instrument was acknowledged before me on this 29 day of July August 20 22, by Rick Vaughn, as Klamath County Tax Collector, duly authorized and directed to sign this instrument in lieu of the Chairman of the Board of County Commissioners of Klamath County, Oregon, and the duly elected qualified and acting Commissioners, respectively, of said County and State; and said Klamath County Tax Collector acknowledged said instrument to be the free act and deed of said County.

(SEAL)

IN WITNESS WHEREOF, I hereto set my hand and official seal.

Notary Public for the State of Oregon
My Commission Expires: July 27, 2024

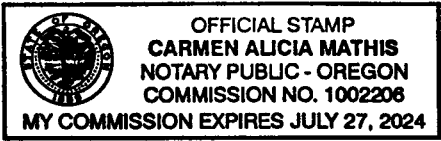


EXHIBIT "A"

A tract of land situated in the NE1/4 of Section 3, Township 37 South, Range 14 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at a point that is 1396 feet West and 30 feet South of the Northeast corner of said Section 3; thence South 100 feet to the Southeast corner of the property described in Deed Volume 44, page 341, Records of Klamath County; thence West 50 feet to the Southwest corner of the property described in Deed Volume 44, page 341; thence South 20 feet to a point; thence West 105 feet, more or less to the East line of Elder Street; thence North along said East line of Elder Street to the South boundary of Marvin Street; thence East 155 feet more or less to the point of beginning; also that portion of Marvin Street lying South of the centerline of Marvin Street, East of Elder Street and Southwesterly of Oregon State Highway #140, EXCEPTING THEREFROM any portion lying within the right-of-way of the Klamath Falls-Lakeview Highway.