

Grantor's Name and Address: Klamath County 305 Main St Klamath Falls, OR 97601
Grantee's Name and Address: Jaime Cobian Garcia 3460 Cascara St. Medford, OR 97504
After recording, return to (Name, Address, Zip): Jaime Cobian Garcia 3460 Cascara St. Medford, OR 97504
Until requested otherwise, send all tax statements to (Name, Address, Zip): Jaime Cobian Garcia 3460 Cascara St. Medford, OR 97504

2022-010540

Klamath County, Oregon



00305398202200105400020027

08/30/2022 09:45:01 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 **Jaime Cobian Garcia**, 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: 369407  
MapTaxLot: 3809-029DC-13600-000

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 **\$65,000.00**.

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.

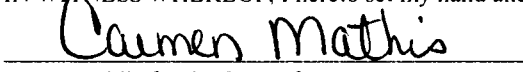
  
Rick Vaughn, Klamath County Tax Collector

STATE OF OREGON, County of KLAMATH ) ss.

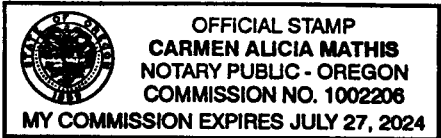
This instrument was acknowledged before me on this 29 day of August 20 22, by Rick Vaughn, as Klamath County Tax Collector, duly authorized and directed to sign this instrument in lieu of the Chairman of the Board of County Commissioners of Klamath County, Oregon, and the duly elected qualified and acting 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'

### PARCEL 1

A portion of Lot 7, Block 51, NICHOLS ADDITION, to the City of Klamath Falls, more particularly described as follows:

Beginning at a point on the Northwestern line of Block 51 of Nichols Addition to the City of Klamath Falls, Oregon, distant 104.24 feet from the most Northerly corner of said block; thence Southeasterly and parallel with Tenth Street 120 feet to the Southerly line of Lot 7 in said Block; thence at right angles Southwesterly 25.75 feet to the Southwesterly corner of said Lot; thence Northwesternly parallel with Tenth Street 136 feet; thence at right angles Northeasterly 25.75 feet; thence Southeasterly at right angles 16 feet to the place of beginning. EXCEPT the Southerly 2 feet thereof.

### PARCEL 2

A portion of Lot 6, Block 51, NICHOLS ADDITION, to the City of Klamath Falls, more particularly described as follows:

Beginning at a point on the Northwestern line of Block 51 in Nichols Addition to the City of Klamath Falls, Oregon, distance 130 feet from the Northern corner of said Block; thence Southeasterly parallel with Tenth Street 120 feet to the Southerly corner of Lot 7 in said Block; thence at right angles Southwesterly 10 feet; thence Northwesternly parallel with Tenth Street 136 feet; thence at right angles Northeasterly 10 feet; thence at right angles Southeasterly 16 feet to the place of beginning.

TOGETHER WITH that portion of vacated Jefferson Street adjacent to the above described parcels of land, vacated by Ordinance No. 270, recorded February 25, 1958 in Volume 297, page 587, Deed Records of Klamath County, Oregon.