

**2022-011718**

**Klamath County, Oregon**

**09/29/2022 12:52:01 PM**

**Fee: \$97.00**

Commitment Number: 28433432

After Recording Return To:  
ServiceLink  
1355 Cherrington Parkway  
Moon Township, PA 15108

**Grantee(s) Tax-Mailing Address:**  
**3803 Hope St., Klamath Falls, OR 97603**

**PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER**  
**3909-011BD-01400**

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**QUITCLAIM DEED**

*Klamath Falls, OR 97603*  
**Karl Cline**, (whose mailing address is 484 Lavens Ave, \_\_\_\_\_) and **Nicole Cline, N/K/A Nicole Smith**, (whose mailing address is **3803 Hope St., Klamath Falls, OR 97603**), who were formerly a married couple but are now divorced as per Case No.: 20DR20114, In The Circuit Of The State Of Oregon For The County Of Klamath, Filed November 30, 2020, and are both now unmarried persons, hereinafter grantors, for \$0.00 (Zero Dollars and Zero Cents) in consideration paid, grant and quitclaim to **Nicole Smith, single**, hereinafter grantee, whose tax mailing address is **3803 Hope St., Klamath Falls, OR 97603**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

**A parcel of land situated in the S ½ SE ¼ NW ¼ of Section 11, Township 39 South, Range 9 East of the Willamette Meridian, more particularly described as follows:**

(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.

Executed by the undersigned on April 16<sup>th</sup>, 2021:

Karl Cline  
Karl Cline

STATE OF OR  
COUNTY OF Klamath

The foregoing instrument was acknowledged before me on April 16<sup>th</sup>, 2021 by **Karl Cline** who is personally known to me or have produced ORDL as identification, and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument.



[Signature]  
Notary Public

**Beginning at an iron pin marking the Southeast corner of the SE ¼ NW ¼ of said Section 11, said point being the Northeast corner of "PERRY'S ADDITION TO LLOYDS TRACTS" Subdivision;**

**thence South 89° 50' West along the South line of the S ½ SE ¼ NW ¼ of said Section 11, said line being the North line of "PERRY'S ADDITION TO LLOYDS TRACTS" subdivision a distance of 141.90 feet to an iron pin on the Easterly line of Hope Street;**

**thence North 0° 17' East along the Easterly line of Hope Street a distance of 94.43 feet to a point and the true point of beginning of the tract to be hereinafter described;**

**thence North 89° 50' East 142.17 feet, more or less, to the East line of the S ½ SE ¼ NW ¼ of said Section 11;**

**thence North 0° 23' 33" East along the East line of S ½ SE ¼ NW ¼ of said Section 11, 94 feet to a point;**

**thence South 89° 50' West 142.25 feet, more or less, to a point on the East line of Hope Street;**

**thence South 0° 17' West along the East line of Hope Street, 94 feet to the true point of beginning**

**Property Address is: 3803 Hope St., Klamath Falls, OR 97603**

Prior instrument reference: \_\_\_\_\_

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

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 of the said grantors, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

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

Executed by the undersigned on April 16<sup>th</sup>, 2021:

Nicole Cline, N/K/A Nicole Smith  
Nicole Cline, N/K/A Nicole Smith

STATE OF OR  
COUNTY OF Klamath

The foregoing instrument was acknowledged before me on April 16<sup>th</sup>, 2021 by **Nicole Cline, N/K/A Nicole Smith** who is personally known to me or have produced OR DL as identification, and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument.



[Signature]  
Notary Public

This instrument prepared by:

Jay A. Rosenberg, Esq., Member Oregon Bar, Rosenberg LPA, Attorneys At Law, 9078 Union Centre Blvd., Suite 350, West Chester, Ohio 45069 (513) 247-9605 Fax: (866) 611-0170.