

2023-000106

Klamath County, Oregon



00310383202300001060030032

01/06/2023 10:42:29 AM

Fee: \$92.00

After recording, return to:

Weston C Smith  
28602 HWY 70  
Bonanza, OR 97623

Until a change is requested,  
send all tax statements to:

~~Andrew Sherman~~ Weston C. Smith  
10023 NE 86<sup>th</sup> Court 14333 Hill Rd  
Vancouver, WA 98662 Klamath Falls, OR 97603

### STATUTORY QUITCLAIM DEED

Andrew Sherman, a(n) unmarried man, Grantor, releases and quitclaims to Weston C. Smith, a(n) unmarried man, Grantee, all right, title and interest in and to the real property in Klamath County, Oregon and more particularly described on attached Exhibit A.

The true consideration for this conveyance is \$12,500 [here *comply* with the requirements in ORS 93.030].

**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, 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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.**

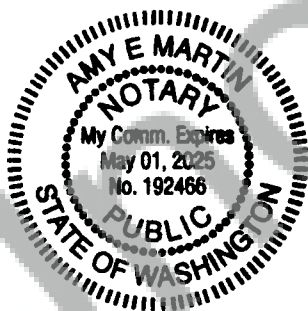
Cheri Stewart  
Returned at Counter

DATED this 15 day of July, 2022

By: Andrew Sherman  
Name: Andrew Sherman

STATE OF WASHINGTON )  
COUNTY OF Clark )ss.

This instrument was acknowledged before me on 07/15, 2022, by  
Andrew Sherman, [the \_\_\_\_\_, on its behalf].  
of \_\_\_\_\_



Amy E Martin  
Notary Public  
My commission expires: 05/01/2025

Amy E Martin  
Notary  
Public

## **EXHIBIT A**

### **Legal Description**

Parcel 3 of Land Partition 79-72, according to the official plat thereof on file in the office in the office of the Clerk of Klamath County, Oregon.

APN: R873550

Map Tax Lot: R-3911-V0000-01501-000

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