

Klamath County
305 Main St, Rm 121
Klamath Falls, OR 97601
Grantor's Name and Address

Jeff Croker
PO Box 229
Crescent, OR 97733
Grantee's Name and Address

After recording, return to (Name, Address, Zip):

Jeff Croker
PO Box 229
Crescent, OR 97733

Until requested otherwise, send all tax statements to (Name, Address, Zip):

Jeff Coker
PO Box 229
Crescent, OR 97733

2023-000276
Klamath County, Oregon

SPAC
RECC



01/12/2023 03:07:21 PM

Fee: \$21.00

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 Jeff Coker, 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:

- The Northwesterly 15 feet of said property described as follows:
- A parcel of land in the NE1/4 of SW1/4 of Section 30, in Township 24 South, Range 9 East, Willamette Meridian, in Klamath County, Oregon, more particularly described as follows: Beginning at an iron pin on the easterly right of way line of Gilchrist & Co., Ltd. Railroad which lies South 89° 48' East along the 40 line a distance of 143.5 feet from the brass cap corner which marks the Southwest corner of the NE1/4 of SW1/4 of Section 30, Township 24 S., Range 9 E.W.M. in Klamath County, Oregon, and running thence; continuing South 89° 48' East along the 40 line a distance of 171.5 feet to an iron pin which lies on the Westerly right of way line of Hwy 97, 50 feet at right angles Westerly from its center; thence North 39° 40' East along the Westerly right of way line of the Hwy 97 a distance of 153.45 feet, to an iron pin; being the true point of beginning of this tract; thence North 50° 20' West a distance of 70 feet; thence South 39° 40' West a distance of 87 feet; thence South 50° 20' East a distance of 70 feet; thence North 39° 40' East a distance of 87 feet to the true point of beginning of this tract.
- R-2409-030CA-02001-000

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

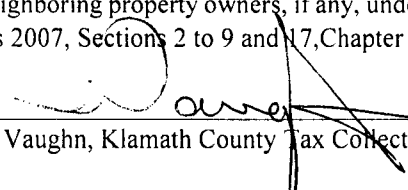
To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$174.00

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.

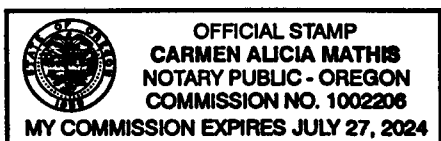
IN WITNESS WHEREOF, the grantor has executed this instrument on January 9th 2023; if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

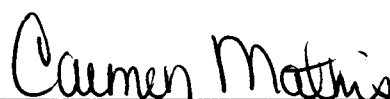
Before signing or accepting this instrument, the person transferring fee title should inquire about the person's rights, if any, under ORS 195.300, 195.301 and 195.305 to 195.336 and Sections 5 to 11, Chapter 424, Oregon Laws 2007, Sections 2 to 9 and 17, Chapter 855, Oregon Laws 2009, and Sections 2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


Rick Vaughn, Klamath County Tax Collector/Property Manager

STATE OF OREGON, County of Klamath ss. January 12th, 2023
This instrument was acknowledged before me on

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.




Notary Public for Oregon
My commission expires July 27th, 2024