

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

Walker Range Patrol Association  
PO Box 665  
Gilchrist, OR 97737

Grantee's Name and Address

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

Walker Range Patrol Association  
PO Box 665  
Gilchrist, OR 97737

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

Walker Range Patrol Association  
PO Box 665  
Gilchrist, OR 97737

2023-001578  
Klamath County, Oregon

SPA

REC



00312242202300015780070075

03/08/2023 12:40:07 PM

Fee: \$51.00

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 Walker Range Patrol Association, a Domestic Nonprofit Corporation, 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:

See attached EXHIBIT "A"

R-2409-031BC-00700-000

**Reversion:** The above parcel is granted to the Grantee(s) upon the express condition that the same be held by it for the public benefit in such manner as Grantee shall from time to time determine, except for the sale or other transfer for consideration by Grantee. In the event that said property is no longer used for the public benefit as determined in the description of Grantee, or is sold or otherwise transferred for a consideration, the property shall revert to and be the sole property of the Grantor without any necessity of declaration by Grantor or right or exercise of right of entry.

This is a minimum 20 year revisionary clause as set out in O.R.S. 271.330

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

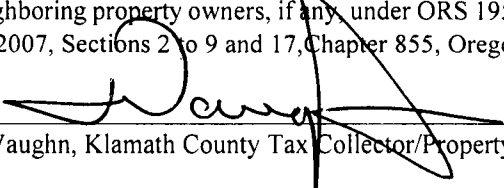
To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$.788.71,

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.

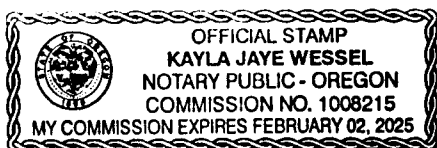
IN WITNESS WHEREOF, the grantor has executed this instrument on February 21<sup>st</sup> 2023; if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.


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.

This instrument was acknowledged before me on February 21, 2023,  
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 02/02/2025

## EXHIBIT "A"

Township 24 South, Range 09, East of the Willamette Meridian, Section 31:

Beginning at the West  $\frac{1}{4}$  corner of Section 31: thence North along the West line of Section 31, 601.70 feet to the Easterly line of the Dalles-California Highway to the point of beginning; thence N 25° 41' 25" East 326 feet to a point, thence South 64° 18' 35" East 500 feet; thence South 25° 4' 25" West 408.60 feet; thence North 89° 22' 07" West to the West line of Section 31; thence North along said West line to the point of beginning.



# BOARD OF COMMISSIONERS

## Agenda Item Summary

Agenda Category: Public Hearing

Item No: 6.1

Date: February 21<sup>st</sup> 2023

TIME CERTAIN: 1:15 pm.

**Originating Department:** Board of County Commissioners

**Issue:** In the Matter of holding a public hearing regarding donating the Klamath County owned property known as R-2409-031BC-00700-000 to Walker Range Patrol Association in accordance to O.R.S. 271.330

**Background:** Klamath County Foreclosed on the above-mentioned property on October 6<sup>th</sup> 2014 due to non-payment of taxes. Walker Range Patrol Association has approached Klamath County requesting the donation of this property so they can further expand their services to the community. On January 24, 2023 the Klamath County Board of Commissioners discussed the option to donate this property as requested and voted to move forward in the process in accordance to O.R.S. 271.330. Notice of public hearing was published February 4<sup>th</sup> and 11<sup>th</sup> 2023 and notice was also mailed out to adjoining property owners January 26<sup>th</sup> 2023.

**Recommended Motion:** Hold the first and only public hearing on the potential donation of tax foreclosed property R-2409-031BC-00700-000 to the requesting adjoining owner for public comment. **Fiscal Impact:** Publication cost of \$281.77 to the County Property Trust and Agency Fund.

DONE AND DATED this 21<sup>st</sup> day of February, 2023.

Chair

Approved ☒

Denied ☐

Vice-Chair

Approved ☒

Denied ☐

Commissioner

Approved ☒

Denied ☐

**BOARD OF COUNTY COMMISSIONERS****KLAMATH COUNTY, OREGON****NOTICE OF PUBLIC HEARING REGARDING THE  
DONATION OF TAX FORECLOSED PROPERTY**

Notice is hereby given that a public hearing will be held regarding the donation of tax foreclosed property to Walker Range Patrol Association in accordance with ORS 271.330. The public hearing will be held on February 21st 2023 at 1:15 p.m. in the Klamath County Commissioners' Hearing Room, 305 Main Street, 2nd Floor, Room 219, Klamath Falls, Oregon. The property is described as follows:

APN:	R156208
Map Tax Lot:	R-2409-031BC-00700-000
Situs:	n/a
Legal description:	Metes & Bounds
Real Market:	\$41,070.00
Proposed Transfer:	Request of the adjoining property owner

All interested persons may appear and be heard. Persons needing communication access, such as a sign interpreter, may contact the Commissioners' Office at 883-5100 or the ADA Coordinator at 305 Main Street, Klamath Falls, Oregon 97601, telephone 883-4296 (Voice/TDD) at least forty-eight (48) hours in advance of the scheduled hearing.

DATED this 4th day of February, 2023.

/s/ Haley Huffman  
BOCC Management Assistant  
#23046 February 4, 11, 2023



## ADVERTISING PROOF

PO Box 788  
2701 Foothills Blvd, 97603,  
Klamath Falls, OR 97601  
Ph. (541) 331-6473 Fax: (907) 452-5054

BILLING DATE:	ACCOUNT NO:
01/26/23	37743

KLAMATH CO COMMISSIONERS  
305 MAIN ST 2ND FLR  
KLAMATH FALLS, OR 97601

AD #	DESCRIPTION	START	STOP	TIMES	AMOUNT
327513	23046 - Donation of	02/04/23	02/11/23	4	\$281.77

### Payments:

Date	Method	Card Type	Last 4 Digits	Check	Amount
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Discount: \$0.00  
Surcharge: \$0.00  
Credits: \$0.00

Gross: \$281.77  
Paid Amount: \$0.00

Amount Due: \$281.77

*We Appreciate Your Business!*

327513



BOARD OF COMMISSIONERS  
Agenda Item Summary

Agenda Category: Order

Item No: 12.1.1

Originating Department: Property Sales

OR 2023-071  
Date: 2/21/2023

**Issue:** In the matter of Authorizing the transfer of a Tax Foreclosed Property as Allowed Under ORS 271.330 to Walker Range Patrol Association, a Domestic Nonprofit Corporation.

**Background:** Klamath County owns property; R-2409-031BC-00700-000, which was obtained through the tax foreclosure process. Walker Range Patrol Association, has requested the County transfer said property for future development and expansion. The County may proceed with the transfer of the property as outlined in ORS 271.330. The public hearing notice was published in the Herald and News on February 4th & 11th 2023 and was also mailed to all adjoining property owners via certified mail on January 26th 2023.

**Recommended Motion:** Approve and execute the attached order allowing the transfer of the property described as R-2409-031BC-00700-000 and authorize the Klamath County Property Manager to sign the attached Quitclaim Deed on behalf of Klamath County, transferring the ownership of R-2409-031BC-00700-000 from Klamath County ownership to Walker Range Patrol Association. on February 21st 2023, returning the original signed quitclaim deed to the Property Sales Office for recording. **Fiscal impact:** Being revenue received \$788.71 into the County Property Trust and Agency Fund.

DONE AND DATED this 21st day of February, 2023.

Chair

Approved ☒

Denied ☐

Vice-Chair

Approved ☒

Denied ☐

Commissioner

Approved ☒

Denied ☐

**BOARD OF COUNTY COMMISSIONERS**

**KLAMATH COUNTY, OREGON**

*In the Matter of Authorizing the Transfer of \_\_\_\_\_ )  
a Tax Foreclosed Property as Allowed under ORS 271.330)*

*Order No. 2023- 071*

**WHEREAS**, from the files and records in tax foreclosure proceedings on file in the Circuit Court of Oregon for the County of Klamath, that foreclosures are completed and that deeds in regular form have been executed by the Tax Collector of Klamath County, Oregon, and recorded in deed records of Klamath County, Oregon, conveying to said county all the lands and premises foreclosed in said suit; and


**WHEREAS**, pursuant to ORS 271.330 that it is in the best interest of the county to transfer and convey any real estate owned by the county and not in use for county purposes, or any interest therein less than the whole fee, for the minimum price, if any, shown in the amount listed on the quitclaim deed.

**WHEREAS**, Walker Range Patrol Association, has requested to acquire ownership via transfer (plus all costs associated with said property) of said property R-2409-031BC-00700-000. Pursuant to ORS 271.330 the County may proceed with the transfer of the property as outlined in ORS 271.330.

**NOW, THEREFORE, IT IS HEREBY ORDERED**, that the Property Manager of Klamath County, Oregon, be authorized to complete the transfer, said transfer to be held at the Klamath County Govt Center, 305 Main St, Klamath Falls, Oregon, during the time certain Public Hearing, at the hour of 1:15p.m., on Tuesday, February 21<sup>st</sup> 2023, parcels 1. The County Commissioners hereby authorize the Klamath County Property Manager to sign and execute a Quitclaim deed, in substantial conformance with the deed attached as Exhibits A and B, conveying the Property to Purchaser, in consideration of \$788.71.

**DONE and DATED** this 21<sup>st</sup> day of February, 2023.

**BOARD OF COUNTY COMMISSIONERS**

  
\_\_\_\_\_  
Chair of the Board

  
\_\_\_\_\_  
County Commissioner

  
\_\_\_\_\_  
County Commissioner