


Grantor's Name and Address: Klamath County 305 Main St Klamath Falls, OR 97601	2023-003302 Klamath County, Oregon  00314307202300033020020022 05/01/2023 02:25:49 PM Fee: \$87.00
Grantee's Name and Address: April Fashbaugh PO Box 323 Beatty, OR 97621	
After recording, return to (Name, Address, Zip): April Fashbaugh PO Box 323 Beatty, OR 97621	
Until requested otherwise, send all tax statements to (Name, Address, Zip): April Fashbaugh PO Box 323 Beatty, OR 97621	

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 April Fashbaugh, 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: 474819
MapTaxLot: 3809-032BD-04200-000

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

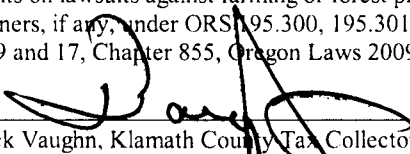
To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$55,000.00.

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 April 27, 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.

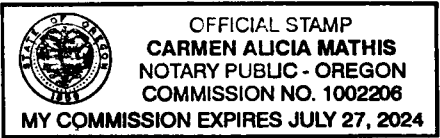
Before signing or accepting this instrument, the person transferring fee title should inquire about the person's rights, if any, under ORS 195.300, 195.301 and 195.305 to 195.336 and Sections 5 to 11, Chapter 424, Oregon Laws 2007, and Sections 2 to 9 and 17, Chapter 855, Oregon Laws 2009, and Sections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

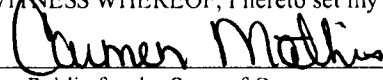
STATE OF OREGON, County of KLAMATH) ss.

This instrument was acknowledged before me on this 1st day of May 20 23, 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 27th, 2024

EXHIBIT "A"
LEGAL DESCRIPTION

All of that portion of Lots 9 and 10 in Block 10 of EWAUNA HEIGHTS ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, described as follows:

Commencing at a point on the Northeasterly line of said Lot 10 which lies Southerly a distance of 48.8 feet along the Westerly line of Second Street from the most Northerly corner of said Block 10 and which said point is at the center line of a concrete driveway (which said concrete driveway is 8.7 feet in width); thence Westerly parallel with Jefferson Street along the center line of the driveway 104.8 feet to the Westerly line of said Lot 9 in said block; thence Southerly along the Westerly line of said Lot 9 a distance of 61.2 feet more or less to the most Southerly corner of said Lot 9; thence Easterly along the Southeasterly lines of said Lots 9 and 10 to the most Easterly corner of said Lot 10; thence Northwesterly along the Northeasterly line of Lot 10 a distance of 61.2 feet, more or less, to the point of beginning.
