


Grantor's Name and Address: Klamath County 305 Main St Klamath Falls, OR 97601	<div>2023-003307</div> <div>Klamath County, Oregon</div> <div></div> <div>00314312202300033070020024</div> <div>05/01/2023 02:28:03 PM</div> <div>Fee: \$87.00</div>
Grantee's Name and Address: Jaime Cobian PO Box 433 Malin, OR 97632	
After recording, return to (Name, Address, Zip): Jaime Cobian PO Box 433 Malin, OR 97632	
Until requested otherwise, send all tax statements to (Name, Address, Zip): Jaime Cobian PO Box 433 Malin, OR 97632	

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 **Jaime Cobian**, 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: 524454, 524445  
MapTaxLot: 3909-003AA-04500&04600-000

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 15 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.

Carmen Mathis  
Notary Public for the State of Oregon

My Commission Expires: July 27<sup>th</sup>, 2024

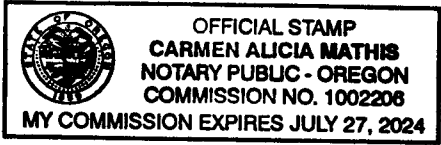


EXHIBIT "A"

A parcel of land lying in Lots 7, 8, and 9, Block 3 BRYANT TRACTS, situated in Section 3, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as:

The said parcel being that portion of said lots lying Northeasterly of a line which is parallel to and 100 feet Northeasterly of the center line of the relocated Klamath Falls-Malin Highway, which center line is described as follows:

Beginning at Engineer's center line Station 185/00, said station being 320 feet West and 420 feet South of the Northwest Corner of Tract 17, Enterprise Tracts; thence South 40 degrees 00 feet East. **3714.73 feet to station 222/14.73**

AND

Lot 6, Block 3, BRYANT TRACTS, according to the official plat thereof on file in the records of Klamath County, Oregon.

EXCEPTING that portion thereof conveyed to the State of Oregon by and through the State Highway Commission by deed recorded in Deed Volume 245, Page 111, Records of Klamath County, Oregon.