

2023-003788

Klamath County, Oregon



00314882202300037880040049

05/18/2023 11:12:37 AM

Fee: \$97.00

**Prepared By:**

Franklin Wade  
631 Butte Hill rd  
Woodland, Washington  
98674

**After Recording Return To:**

Leland Hunter  
PO Box 264  
Bly, Oregon  
97622

**Until a Change is Requested,  
All Tax Statements Shall be Sent To:**

Leland Hunter  
PO Box 264  
Bly, Oregon  
97622

Space Above the Line Intentionally Left Blank for Recorder's Use

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**QUIT CLAIM DEED**

State of Oregon

Klamath County

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Four Thousand Dollars (\$4,000.00) and other good or valuable consideration, if any, in hand paid to the "Grantor(s)" known as:

Franklin IRA LLC with Franklin Wade acting as the Managing Member with a mailing address of 631 Butte Hill Rd, Woodland, Washington, 98674.

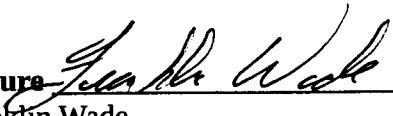
The receipt whereof is hereby acknowledged, the undersigned hereby releases and quitclaims to Leland Hunter and Ginger Hunter, a married couple, residing at PO Box 264 , Bly, Oregon, 97622, as joint tenants (hereinafter the "Grantee(s)"), all the rights, title, interest, and claim in or to the following described real estate, situated in Klamath County, Oregon, to-wit:

Block 1 Lot 17, Bly, Oregon  
Bley Was Heights Subdivision, Kotya Lane  
Map: 3174-003CD-00900

**TO HAVE AND TO HOLD**, all and singular the described property, together with the tenements, hereditaments, and appurtenances belonging, or in anywise appertaining thereto, unto the Grantee(s), and their heirs and assigns forever.

**AND 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.**

**IN WITNESS WHEREOF**, the Grantor(s) has duly executed this Quit Claim Deed as of May 11 2023.

**Grantor's Signature**  **Date** May 11 2023  
**Print Name:** Franklin Wade  
**Address:** 631 Butte Hill Rd, Woodland, Washington, 98674

## NOTARY ACKNOWLEDGMENT

State of Washington)

County of Cowlitz)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Franklin Wade whose names are signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they, executed the same voluntarily on the day the same bears date.

Given under my hand this 11<sup>th</sup> day of May, 2023.

Ashleigh Wiemer (SEAL)  
Notary Public

My Commission Expires: 9/3/2023

