

2023-004819

Klamath County, Oregon



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Fee: \$92.00

This Document Was Prepared by:  
Charles R Gasaway, Karen R. Gasaway  
1607 Austin St.  
Klamath Falls, OR 97603

After Recording Please Return to: *and tax*  
Lucas K Ritter, Celeste A. Ritter *Statements*  
2875 Crest St.  
Klamath Falls, OR 97603

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## OREGON QUIT CLAIM DEED

This QUIT CLAIM DEED, made this fifth day of June, 2023, by Karen Gasaway and Charles Gasaway whose address is 1607 Austin St., Klamath Falls, OR 97603 hereinafter called the "Grantor(s)", to Lucas K Ritter and Celeste A. Ritter, whose address is 2875 Crest St., Klamath Falls, OR 97603 hereinafter called the "Grantee(s)":

Witnessed: That the Grantor, for and in consideration of the sum of one dollar (\$1.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, and quitclaims unto the Grantee(s), both certain lands situated in Klamath County, Oregon, described as follows:

### Property 1:

A parcel of land situated in the SE 1/4 of Section 10, Township 34 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a 5/8 inch iron pin marking the Northwest corner of said SE 1/4; thence South 89° 59' 46" East along the North line of said SE 1/4, 144.00 feet to a 5/8 inch iron pin; thence South 52° 41' 41" East, 1236.14 feet to a 5/8 inch iron pin on the Northerly right-of-way line of the Head of the Williamson Road, a County road; thence South 37° 18' 19" West along said right-of-way line, 501.56 feet to a 5/8 inch iron pin; thence leaving said right-of-way line North 52° 41' 41" West, 1032.47 feet to a 5/8 inch iron pin on the West line of said SE; thence North 00° 13' 18" West along said West line of the SE 1/4, 522.39 feet to the point of beginning.

Also known as street name and number: 13503 William River Road, Chiloquin OR  
Map: 3409-01000-00400

Property 2:

A parcel of land situated in the SE1/4 of Section 10, Township 34 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a point on the North-South centerline of said Section 10 from which the South 1/4 corner bears South 00 degrees 13' 18" East 1,818.18 feet, thence from said point of beginning North 00 degrees 13' 18" West along the North-South centerline of said Section 10, 300.00 feet to a 5/8" iron pin, thence South 52 degrees 41' 41" East 1,032.47 feet to a 5/8" iron pin on the Northwesternly right of way of the Head of the Williamson Road, thence South 37 degrees 18' 19" West along said Northwesternly right of way of Head of the Williamson Road 326.07 feet to a point, thence leaving said Northwesternly right of way of Head of the Williamson Road North 46 degrees 46' 19" West 854.29 feet to the point of beginning.

Also known as street name and number: 13491 William River Road, Chiloquin OR  
Map: 3409-01000-00500

*BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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 (Definitions for ORS 92.010 to 92.192) OR 215.010 (Definitions), 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 (Definitions for ORS 30.930 to 30.947), AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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."*

Karen Gasaway  
Grantor

Karen Gasaway  
Printed Name

1607 Austin KF, OR 97603  
Address (City, State, and ZIP)

541-892-7879  
Phone Number

Charles Gasaway  
Grantor

CHARLES GASAWAY  
Printed Name

1607 Austin St. Klamath Falls OR  
Address (City, State, and ZIP) 97603

541.274.9886  
Phone Number

STATE OF OREGON )

COUNTY OF Klamath ) ss:

The foregoing instrument was acknowledged before me, Vickie K. Ream, a  
notary public in and for the state of OR by Karen & Charles Gasaway  
the 5<sup>th</sup> day of June, 2023.

Vickie K. Ream  
NOTARY PUBLIC

My commission expires 12/5/2023

[NOTARY SEAL]

