



MTC 44021P AM

## RECORD AND RETURN TO:

Fred C. Rathbone  
1470 SW Willowbrook Ct  
Gresham, Oregon 97080

2023-004953

Klamath County, Oregon

06/27/2023 11:50:02 AM

Fee: \$82.00

## MAIL TAX STATEMENTS TO:

Fred C. Rathbone  
1470 SW Willowbrook Ct  
Gresham, Oregon 97080

Klamath County  
Tax Acct# 406466 & 406929

## QUITCLAIM DEED

THE GRANTOR, 2305 Columbia Building, LLC, a Washington Corporation, for and in consideration of : \$10 and other consideration as agreed between the parties, conveys and quitclaims to the GRANTEE, Fred C. Rathbone, a married man, the following described real estate, situated in the County of Klamath, State of Oregon, together with all after acquired title in the Grantor(s) therein:

Parcel 11

LOT 12 in BLOCK 1 of BLEY-WAS HEIGHTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon; and,

Parcel 2

LOT 33 in BLOCK 2 of BLEY-WAS HEIGHTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

**BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. 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 APPROVED USES, 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 197.352.**

Dated this 14 day of April 2022

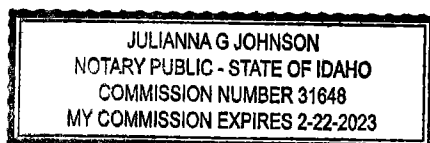
By:

Grantor: 2305 Columbia Building LLC

By: William A. Behrens, Manager

State of ~~Oregon~~ IDAHO )  
 )ss.  
County of IDAHO )

This instrument was acknowledged before me on this 14 day of April, 2022, by Julianne G. Johnson of Notary Public in the State of IDAHO -  
Signed by W. William A. Behrens.



NOTARY PUBLIC FOR OREGON

My Commission Expires: 02-22-2023

AMERITITLE has recorded this instrument by request as an accommodation and has not examined it for regularity and sufficiency or as to its effect upon the title to any real property that may be described therein.