

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 & 406939

My Commission Expires: 07-27-2023

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:

Parcell1 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, LINDER ORS 197.352.

| PROPERTY OWNERS, IF ANY, UNDER ORS 197.352. | y requ d it ect u bed tl |
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| Dated this | ecorded this instrument by re tion and has not examined it sufficiency or as to its effect operty that may be described |
| State of Oregon TO A NO))ss. County of FOAD) | E has recorde mmodation ar ity and suffici |
| | ERITILE ha an accomm regularity a to any rea |
| This instrument was acknowledged before me on this 14 day of APriz 2027, by Juliumna la Johnson of Nothing Public on the State of Invito- Signed by William A. Behvens. | AMERITITLE as an accor for regularii title to any |
| JULIANNA G JOHNSON NOTARY PUBLIC FOR OREGON | _ |

NOTARY PUBLIC - STATE OF IDAHO

COMMISSION NUMBER 31648
MY COMMISSION EXPIRES 2-22-2023