

2023-006049

Klamath County, Oregon



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07/20/2023 03:04:13 PM

Fee: \$102.00

Prepared By:

Gregory D. Stout
3700 Hosmer Lane
Gold Hill, Oregon
97525

After Recording Return To:

Debra J Robinson
117 O'Dell Street
Eagle Point, Oregon
97524

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

Debra J Robinson
117 O'Dell Street
Eagle Point, Oregon
97524

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

QUIT CLAIM DEED

State of Oregon

Klamath County

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of One Dollar (\$1.00) and other good or valuable consideration, if any, in hand paid to the "Grantor(s)" known as: GREGORY DEAN STOUT, TRUSTEE, DATED OCTOBER 27, 2021 OF ~~THE~~ STOUT REVOCABLE TRUST.

Gregory D Stout, a single individual, residing at 3700 Hosmer lane, Gold Hill, Oregon, 97525.

Debra J Robinson, a single individual, residing at 117 O'Dell Street, Eagle Point, Oregon, 97524.

The receipt whereof is hereby acknowledged, the undersigned hereby releases and quitclaims to Debra J Robinson, a single individual, residing at 117 O'Dell Street, Eagle Point, Oregon, 97524 (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:

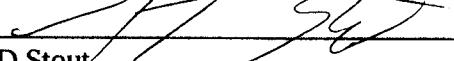
24725 Rocky Point Road: A tract of land situated in the NE 1/4 SW 1/4 of section 10, township 36 South, Range 6 East of the Willamette Meridian, Klamath County, Oregon.
TWP 36 RNGE 6, BLOCK SEC 10, TRACT POR N2NE4SW4, ACRES 0.26

See EXHIBIT A

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.

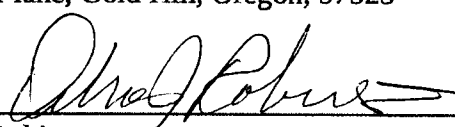
AND BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 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 16 2023.

Grantor's Signature  Date May 16 2023
Print Name: Gregory D Stout
Address: 3700 Hosmer lane, Gold Hill, Oregon, 97525

... TRUSTEE



Grantor's Signature  Date May 16 2023
Print Name: Debra J Robinson
Address: 117 O'Dell Street, Eagle Point, Oregon, 97524

OFFICIAL STAMP
HILLUP CHARLES OVIEDO
Y PUBLIC - OREGON
MISSION NO. 1033018
ON EXPIRES JANUARY 18, 2027

IP
ES OVIEDO
REGON
033018
UARY 18, 2027

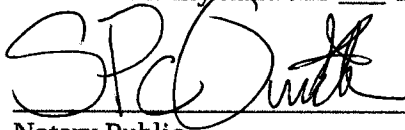
NOTARY ACKNOWLEDGMENT

State of Oregon)

County of Jackson)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Gregory Stout and Debra Robinson 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 16th day of May, 2023.



Notary Public

(SEAL)

My Commission Expires: 01/19/2027

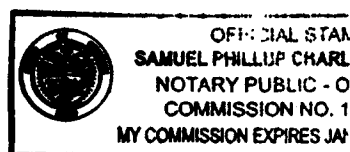
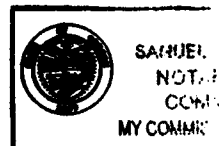
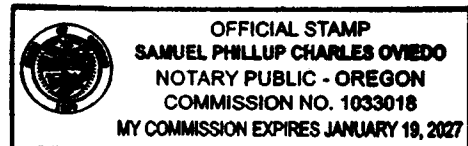


EXHIBIT "A"

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

A tract of land situated in the NE 1/4 SW 1/4 of Section 10, Township 36 South, Range 6 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at an iron pin located at the intersection of the Easterly right of way line of Oregon State Highway No. 421 and the Southerly right of way line of "A" Street, Frontier Tracts; thence South 3°07' East along the Easterly right of way line of said Highway 80 feet; thence North 85°14' East 148.5 feet; thence North 0°36' East 70 feet to the South right of way of "A" Street; thence South 89°17' West 153 feet to the point of beginning.