

2023-007279

Klamath County, Oregon



00319028202300072790030032

08/24/2023 03:44:22 PM

Fee: \$92.00

AFTER RECORDING, RETURN TO:

Melanie J. Grabke  
Trustee of the Melanie Grabke  
Revocable Living Trust  
2420 Montelius Street  
Klamath Falls, Oregon 97601

SEND TAX STATEMENTS TO:

Melanie J. Grabke  
Trustee of the Melanie Grabke  
Revocable Living Trust  
2420 Montelius Street  
Klamath Falls, Oregon 97601

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**QUIT CLAIM DEED**

**KNOWN ALL MEN BY THESE PRESENTS**, that MELANIE J. GRABKE, hereafter called Grantor, for the consideration hereafter stated, does hereby remise, release, and quit claim unto MELANIE GRABKE, as Trustee of the Melanie Grabke Revocable Living Trust, hereafter called Grantee, and unto Grantee's heirs, successors, and assigns all of the Grantor's right, title, and interest in that certain real property with the tenements, hereditaments, and appurtenances there unto belonging or in any way appertaining, situated in the County of Klamath, State of Oregon, commonly known as 2420 Montelius Street, Klamath Falls, Or 97601, specifically described as:

See Attached Exhibit "A"


The true and actual consideration paid for this transfer is a sum other than money. The actual consideration consists of other property or value given or promised which is the whole consideration.

ORS 93.040: 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

Returned at Counter  
Rebecca Whitney-Smith

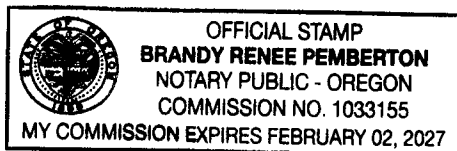
DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A  
LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR  
215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO  
DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST  
PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS  
OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301,  
AND 195.305 TO 195.336 AND SECTION 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.

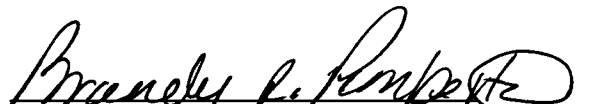
DATED this 23<sup>rd</sup> day of August, 2023.

  
Melanie J. Grabke

STATE OF OREGON       )  
                                      ) ss.  
County of Klamath       )

This instrument was acknowledged before me on the 23<sup>rd</sup> day of August, 2023 by  
Melanie J. Grabke.



  
Notary Public for Oregon  
My Commission Expires: Feb 2, 2027

## **EXHIBIT 'A'**

A tract of land situated in the SE1/4 SE1/4 of Section 19, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the Southerly line of said Section 19, said point being on the Westerly line of Montelius Street and being South 89°38' West a distance of 10.0 feet from the iron axle marking the Southeast corner of said Section 19; thence Northerly along the Westerly line of Montelius Street a distance of 310.04 feet to an iron pin; thence West at right angles to the East line of said Section 19 a distance of 278.53 feet to an iron pin; thence South parallel with the East line of said Section 19 a distance of 311.8 feet to the Southerly line of said Section 19; thence North 89°38' East along the Southerly line of said Section 19 a distance of 283.53 feet, more or less, to the point of beginning.

EXCEPTING THEREFROM a tract of land situated in the SE1/4 SE 1/4 of Section 19, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a 1/2" iron pin on the Westerly right of way line of Montelius Street from which the Southeast corner of said Section 19 bears South 00°55'30" East 310.04 feet and North 89°51'18" East 10.00 feet; thence South 00°55'30" East along said right of way line 36.84 feet; thence West 251.77 feet; thence South 273.81 feet to a point on the South line of said Section 19; thence South 89°51'18" West along the said South line 27.35 feet; thence North ~~31.72~~ 310.72 feet; thence East 278.53 feet to the point of beginning.

TOGETHER WITH a tract of land being in a portion of vacated Block 34 and vacated Thrall Street of "Buena Vista Addition", situated in the NE1/4 NE1/4 of Section 30, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon being more particularly described as follows:

Beginning at the Northeast corner of said Section 30 (also being the Northeast corner of vacated Block 34); thence South 00°13'18" West along the East line of said vacated Block 34, 42.47 feet; thence South 81°10'47" West 127.11 feet; thence South 72°21'32" West 105.55 feet; thence South 86°11'21" West 32.68 feet; thence North 04°19'21" West 95.72 feet to the North line of said Section 30; thence Northeast 89°51'18" East 266.18 East to the point of beginning.  
(Property Line Adjustment 41-97)