

2023-007874

Klamath County, Oregon



00319724202300078740020020

09/08/2023 11:40:55 AM

Fee: \$87.00

RECORDING REQUESTED BY:

Luke Ovgard
3217 Paramount Street
Klamath Falls, OR 97603

GRANTOR'S NAMES:

Luke Ovgard

GRANTEE:

The Pleasant Cottage, LLC

AFTER RECORDING RETURN TO:

The Pleasant Cottage, LLC
3217 Paramount Street
Klamath Falls, OR 97603

SEND TAX STATEMENTS TO:

The Pleasant Cottage, LLC
3217 Paramount Street
Klamath Falls, OR 97603

1434 Pleasant Avenue, Klamath Falls, OR 97601

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUIT CLAIM DEED

Grantor **Luke Ovgard** does hereby remise, release, and forever quitclaim unto **The Pleasant Cottage, LLC**, Grantee, a Limited Liability Company organized under the laws of the state of Oregon, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Jackson, State of Oregon:

Lot 2, Block 14, FAIRVIEW ADDITION NO. 2 to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS ZERO DOLLARS (\$0).
(See ORS 93.030).

Subject to:

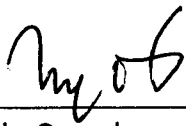
Covenants, Conditions, Restrictions, Reservations, set back lines, Power of Special Districts, and easements of Record, if any.

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 OF 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.

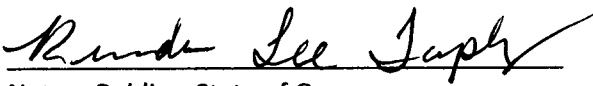
IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: 8 September 2023


Luke Ovgard

State of OREGON
County of KLAMATH

This instrument was acknowledged before me on 9-8-23 by Luke Ovgard.


Notary Public – State of Oregon
My Commission Expires: 10-22-24

