

After recording return to:  
**COTTON KEY, LLC**  
**PO BOX 872590**  
**VANCOUVER, WA 98687**

This space reserved for recorder's use

Until a change is requested, tax statements  
shall be sent to the following address:  
**COTTON KEY, LLC**  
**PO BOX 872590**  
**VANCOUVER, WA 98687**

## QUITCLAIM DEED

Matthew Seal, residing at PO Box 872590, Vancouver, WA 98687, Grantors, do hereby  
remise, release and forever quitclaim unto Cotton Key, LLC, a Wyoming Limited  
Liability Company, residing at 301 Thelma Dr. #514, Casper, WY 82609, Grantee, all of  
the Grantor's right, title and interest in that certain real property, with the tenements,  
hereditaments and appurtenances thereunto belonging or in any way appertaining,  
situated in Klamath County, Oregon, to wit:

See Attachment Exhibit 'A' Made A Part Hereof by Reference.

To Have and to Hold the same unto Grantee and Grantee's heirs, successors and assigns  
forever.

In construing this deed, where the context so requires, the singular includes the plural,  
and all grammatical changes shall be made so that this deed shall apply equally to  
corporations and to individuals.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE  
SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300 (Definitions for ORS  
195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property  
due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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 (Definitions for ORS 92.010 to  
92.192) OR 215.010 (Definitions), 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 (Definitions for ORS 30.930 to 30.947), AND TO INQUIRE ABOUT THE RIGHTS OF  
NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to  
195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to  
land use regulation) TO 195.336 (Compensation and Conservation Fund) 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.

The true consideration for this conveyance is \$1.00 and other good and valuable  
consideration.

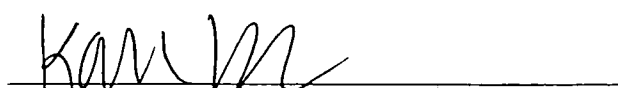
Dated this 28<sup>th</sup> day of September, 20 23

NOTARY PUBLIC  
STATE OF WASHINGTON  
KARIE RINKER  
MY COMMISSION EXPIRES  
SEPTEMBER 24, 2024  
COMMISSION # 20117573

  
Matthew Seal

State of Washington, County of Clark

This instrument was acknowledged before me on 9/28/2023 by Matthew  
Seal.



My commission expires: 9/24/2024 Notary Public for the State of WA

## **EXHIBIT 'A'**

**Parcel Number: 178612**  
**MapTaxLot: 3313-02600-03200-000**

**Legal Description:** The North half of the East half of Lot 15, Block 14 of Klamath Fall Forest Estates Sycan Unit, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

**Parcel Number: 183287**  
**MapTaxLot: 3313-03400-02400-000**

**Legal Description:** Lot 12, Block 10, Klamath Fall Forest Estates, Sycan Unit, NLY 415' of ELY 1035'.

**Parcel Number: 264387**  
**MapTaxLot: 3510-023B0-02200-000**

**Legal Description:** Lot 32, Block 15 of Klamath Forest Estates, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

**Parcel Number: 265741**  
**MapTaxLot: 3510-023C0-01300-000**

**Legal Description:** Lot 22, Block 26, Klamath Forest Estates, 1<sup>st</sup> Addition, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

**Parcel Number: 276873**  
**MapTaxLot: 3511-010C0-06000-000**

**Legal Description:** Lot 7, Block 13, Oregon Pines, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

**Parcel Number: 277961**  
**MapTaxLot: 3511-011C0-03100-000**

**Legal Description:** Lot 1, Block 26, Oregon Pines, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

**Parcel Number: 285195**  
**MapTaxLot: 3511-015C0-01800-000**

**Legal Description:** Lot 4, Block 5, Oregon Pines, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

**Parcel Number: 286229**  
**MapTaxLot: 3511-016A0-01600-000**

**Legal Description:** Lot 30, Block 7, Oregon Pines, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

**Parcel Number: 327328**  
**MapTaxLot: 3610-002D0-02100-000**

**Legal Description:** Lot 7, Block 35, 4<sup>th</sup> Addition to Nimrod River Park, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

**Parcel Number: 393648**  
**MapTaxLot: 3711-025C0-01100-000**

**Legal Description:** Lot 17, Block 101, Klamath Falls Forest Estates Hwy 66 Plat #4, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

**Parcel Number: 398082**  
**MapTaxLot: 3711-028A0-04200-000**

**Legal Description:** Lot 9, Block 22, Klamath Falls Forest Estates Hwy 66 Plat #1, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.