

BLK

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS



1. GLENN LESLIE ROLLINS II
6787 POCKET RD.
SACRAMENTO, CA 95831

2023-008689

Klamath County, Oregon



00320716202300086890020029

10/06/2023 10:40:13 AM

Fee: \$87.00

SPACE RESERVED
 FOR
 RECORDER'S USE

2. LINDA H. BEALMEAR
18020 S.W. SANDRA LN.
BEAVERTON, OR 97003

Grantor's Name and Address

DEBORAH DARLENE BENSON
6787 POCKET RD.
SACRAMENTO, CA 95831

Grantee's Name and Address

After recording, return to (Name and Address):

DEBORAH BENSON6787 POCKET RD.SACRAMENTO, CA 95831

Until requested otherwise, send all tax statements to (Name and Address):

DEBORAH BENSON6787 POCKET RD.SACRAMENTO, CA 95831

QUITCLAIM DEED

KNOW ALL BY THESE PRESENTS that GLENN LESLIE ROLLINS II AND LINDA H.BEALMEAR

hereinafter called grantor, for the consideration hereinafter stated, does hereby remise, release and forever quitclaim unto

DEBORAH DARLENE BENSON

hereinafter 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 thereunto belonging or in any way appertaining, situated in KLAMATH County, State of Oregon, described as follows (legal description of property):

Klamath County Tax Lot Number 2407-02000-00900, Property ID 147781, described as follows:

The N 1/2 of a parcel of land situate in the SW 1/4 NE 1/4 of Section 20, Township 24 South, Range 7 East, Willamette Meridian, being more particularly described as follows:

Beginning at a 5/8-inch iron pin marking the southeast corner of the S 1/2 N 1/2 SW 1/4 NE 1/4 of said Section 20; thence North 89°45' 39" West along the South line S 1/2 N 1/2 SW 1/4 NE 1/4 of said Section 20, a distance of 750.00 feet to a 5/8-inch iron pin; thence North 00°14' 21" East, 333.13 feet to a 5/8-inch iron pin on the North line S 1/2 N 1/2 SW 1/4 NE 1/4 of said Section 20; thence South 89°43' 03" East, 750.44 feet to a 5/8-inch iron pin at the Northeast corner S 1/2 N 1/2 SW 1/4 NE 1/4 of said Section 20; thence South 00° 18' 55" West, 332.56 feet to the point of beginning containing 2.8 acres more or less, **EXCEPT** easements, restrictions and covenants of record and **INCLUDING** all easement for roadways and all roads used by the grantor, her heirs and assigns, and also used by the public for ingress and egress to the above-described property, the grantor tacks unto the grantees the years that she has used said roads so that her use will attach to the grantees' use and time.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE.)

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

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 0. However, the actual consideration consists of or includes other property or value given or promised which is ☐ part of the ☒ the whole (indicate which) consideration. (The sentence between the symbols " ", if not applicable, should be deleted. See ORS 93.030.)

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

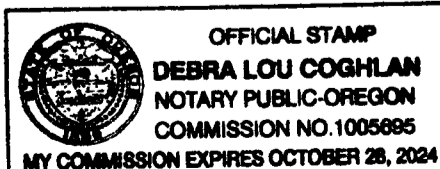
IN WITNESS WHEREOF, grantor has executed this instrument on September 25, 2023; any signature on behalf of a business or other entity is made with the authority of that entity.

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.

Linda H. Bealmeear
Glenn Leslie Rollins II

STATE OF OREGON, County of WashingtonThis instrument was acknowledged before me on 9/25/2023by Linda BealmeearThis instrument was acknowledged before me on 9/25/2023by Linda Bealmeearas Real Property Ownerof Said Property

Deborah Coghlan
 Notary Public for Oregon

My commission expires 10/20/2024

CALIFORNIA ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of SACRAMENTO

On 09/30/2023 before me, RHONDA L LEE, NOTARY PUBLIC
Date Here Insert Name and Title of the Officer

personally appeared GENN LESLIE ROLLINS II
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



Place Notary Seal and/or Stamp Above

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

Rhonda L. Lee

Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: QUITCLAIM DEED

Document Date: 09/25/2023 Number of Pages: 1

Signer(s) Other Than Named Above: LINDA H BEALMEAR

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

☐ Corporate Officer – Title(s): _____

☐ Partner – ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

☐ Other: _____

Signer is Representing: _____

Signer's Name: _____

☐ Corporate Officer – Title(s): _____

☐ Partner – ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

☐ Other: _____

Signer is Representing: _____