

Rebecca Whitney-Smith  
Returned at Counter

2023-009001

Klamath County, Oregon



00321092202300090010030035

10/18/2023 03:19:42 PM

Fee: \$92.00

**AFTER RECORDING, RETURN TO:**

Jonathan B. Hall  
4678 Reeder Road  
Klamath Falls, Oregon 97603

**SEND TAX STATEMENTS TO:**

Jonathan B. Hall  
4678 Reeder Road  
Klamath Falls, Oregon 97603

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**QUIT CLAIM DEED**

**KNOWN ALL MEN BY THESE PRESENTS**, that JONATHAN B. HALL and BALINDA HALL, hereinafter called Grantor, for the consideration hereinafter stated, does hereby remise, release, and quit claim unto JONATHAN B. HALL, 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 there unto belonging or in any way appertaining, situated in the County of Klamath, State of Oregon, specifically described as:

A portion of the N 1/2 of the NW 1/4 of Section 17, Township 39 South, Range 10 East, of the Willamette Meridian, Klamath County, Oregon, lying Northeasterly from the right of way of the O.C. & E. Railway and Easterly from the East bank of a drain of the Pine Grove Irrigation District, and being more particularly described as follows:

Beginning at a point in the North line of Section 17, which bears East 304.0 feet from the section corner common to Sections 7, 8, 17 and 18; thence East along the Section line, 2340.0 feet, more or less, to the center line of the Pine Grove County Road marking the Easterly boundary of said North one-half of the NW 1/4 of Section 17; thence Southerly, along the center line of said County Road to the intersection of the Northeasterly right of way line of the O.C. & E. Railway; thence North 66°57' 1/2" West, along said Northeasterly right of way line, to a point which bears South 241.6 feet, more or less, from the point of beginning; thence North 241.6 feet, more or less, to the point of beginning. SA YING AND EXCEPTION THEREFROM, that certain tract conveyed by A. R. Campbell and Roy Kinsman to Grafton Jackman Company and recorded in the Deed Records of Klamath County, Oregon in Volume 77, page 485; ALSO SA YING AND EXCEPTING, that certain tract conveyed by A. R. Campbell and Roy Kinsman to Nick Delis and recorded in the Deed Records of Klamath County, Oregon in Volume 180, page 333; ALSO SAVING AND EXCEPTING THEREFROM, that

certain tract conveyed by Harold A. Campbell, et. ux. To Betty J. Ericks and recorded in the Deed Records of Klamath County, Oregon in Volume M66, page 2144; ALSO SA YING AND EXCEPTING THEREFROM a tract of land situated in the N 1/2 NW 1/4 of Section 17, Township 39 South, Range 10 East, of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the intersection of the centerline of the Pine Grove County Road (Reeder Road) and the North line of said Section 17, said point being East a distance of 2644.0 feet, more or less, from the Northwest corner of said Section 17; thence Southerly along the centerline of said County Road, a distance of 260.0 feet; thence West, parallel with the North line of said Section 17, a distance of 330.0 feet; thence Northerly, parallel with the centerline of said County Road a distance of 260.0 feet to the North line of said Section 17; thence East along the North line of said Section 17 a distance of 330.0 feet to the point of beginning.

EXCEPTING THEREFROM a parcel 12 feet in width along and adjacent to the Northerly line of the above described tract for maintenance of an irrigation ditch and ingress and egress to the property lying Westerly of said Tract.

The true and actual consideration paid for this transfer is as part of a complete judgment as outlined in the Stipulated General Judgment of Dissolution, Real and Personal Property Distribution, and Equalizing Judgment (Money Award), Klamath County Circuit Court Case No. 19DR01216, State of Oregon, which is hereby acknowledged.

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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 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 9 day of Oct, 2023.

Balinda Hall  
BALINDA HALL

STATE OF California )  
County of Stanislaus ) ss.

This instrument was acknowledged before me on the 09 day of Oct, 2023 by BALINDA HALL.



S. Malhi  
Notary Public for California  
My Commission Expires: 08-08-2027