

LA

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



2023-010229

Klamath County, Oregon



00322541202300102290040041

11/28/2023 03:55:32 PM

Fee: \$97.00

After recording, return to (Name and Address):

Megan Laurenti
 1534 Ridge Way
 Medford, OR 97504

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

Megan Laurenti
 1534 Ridge Way
 Medford, OR 97504

[SPACE RESERVED FOR RECORDER'S USE]

QUITCLAIM DEED

Sarah L Miller and Lawrence O. Phillips

_____ ("grantor"),
 for the consideration stated below, does hereby remise, release and forever quitclaim to Megan Laurenti

_____ ("grantee"), and to grantee's heirs, successors and assigns, all of
 that certain real property, with all rights and interests belonging or relating thereto, situated in Klamath County County,
 Oregon, legally described (check one):

- ☐ as set forth on the attached Exhibit A, and incorporated by this reference.
☐ as follows:

1. Frontier Tract, Lot 32 and 33.

2. Twp 36 range 6 block section 10
 Tract portion Frontier Tract .41 acre

See exhibit A

To have as grantee's own and to hold for grantee's heirs, successors and assigns forever.

The true and actual consideration paid by grantee to grantor for this transfer is (check one or both; see ORS 93.030):

☒ \$ 0☐ other property or value given or promised which is ☐ part of the ☐ the whole (indicate which) consideration.



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.

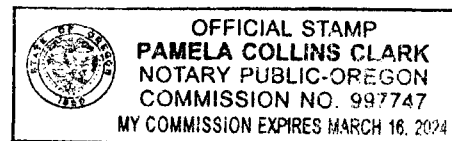
In construing this instrument, where the context so requires, the singular includes the plural, and the language will be read to apply equally to businesses, other entities and to individuals.

Grantor has executed this instrument on 11/4/23 November 4th, 2023 any signature on behalf of a business or other entity is made with the authority of that entity.

Sarah L Miller

STATE OF OREGON, County of Jackson ss. November 04, 2023
 This record was acknowledged before me on
 by Sarah L. Miller
 or This record was acknowledged before me on
 by
 as (corporate title)
 of (company name)

Pamela Collins Clark
 Notary Public for Oregon
 My commission expires 03/16/2024





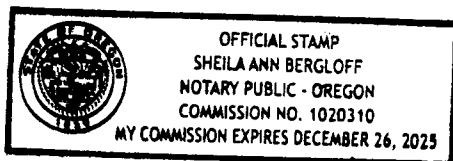
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In construing this instrument, where the context so requires, the singular includes the plural, and the language will be read to apply equally to businesses, other entities and to individuals.

Grantor has executed this instrument on Nov. 25 of 2023; any signature on behalf of a business or other entity is made with the authority of that entity.

Laurance O. Phillips
Laurance O. Phillips

STATE OF OREGON, County of Klamath ss.
 This record was acknowledged before me on November 25, 2023
 by Laurance Oliver Phillips
 or This record was acknowledged before me on N/A
 by _____
 as (corporate title) _____
 of (company name) _____



Sheila Ann Bergloff
 Notary Public for Oregon
 My commission expires December 26, 2025

Ex 'A'

03895

19828

63291

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1:

Lots 32 and 33, **FRONTIER TRACTS**, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

PARCEL 2:

That certain parcel of real property situated in the N1/2 SW1/4, Section 10, Township 36 South, Range 6 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at the Southwesterly corner of Lot 34, Original Plat of Frontier Tracts; thence North along the Westerly line of Lots 34 and 33, Original Plat of Frontier Tracts, a distance of 127 feet to the intersection of the West line of Lot 33, Original Plat of Frontier Tracts, and the South line of Lot 1, Tract "A", Frontier Tracts; thence West along the South line of Lot 1, 100 feet more or less, to the Southwest corner of said Lot 1; thence South and parallel with the West line of said Lot 34, Original Plat of Frontier Tracts, to the Northerly bank of Pitt Creek; thence Easterly along the Northerly bank of Pitt Creek to the point of beginning.