

2024-001724

Klamath County, Oregon



00325767202400017240050057

03/06/2024 02:23:46 PM

Fee: \$102.00

Prepared By:

Mark L McCleary

Returned at Counter

After Recording Return To: ANA TAXES

7065 OLD MIDLAND ROAD

KLAMATH FALLS, Oregon 97603

MARK LOREN McCLEARY

SPACE ABOVE THIS LINE FOR RECORDER'S USE

## QUITCLAIM DEED

On March 08, 2024 THE GRANTOR(S),

Mark McCleary ("Grantor"), a married person

for and in consideration of: One Dollar (\$1.00) and/or other good and valuable consideration conveys, releases and quitclaims to the GRANTEE(S):

Mark Loren McCleary ('Grantee") and Traci Leanne McCleary, a married couple, residing at 7065 OLD MIDLAND ROAD, KLAMATH FALLS, OR County, Oregon 97603

the following described real estate, situated in an unincorporated area in the County of ~~OR~~, State of Oregon

KLAMATH M & M

The legal description is: See attached *Exhibit A*

Grantor does hereby convey, release and quitclaim all of the Grantor's rights, title, and interest in and to the above described property and premises to the Grantee(s), and to the Grantee(s) heirs and assigns forever, so that neither Grantor(s) nor Grantor's heirs, legal representatives or assigns shall have, claim or demand any right or title to the property, premises, or appurtenances, or any part thereof.

Just adding spouses name to deed, no money transfer.

Tax Parcel Number: R-3909-036dd-00800

Mail Tax Statements To:

Mark Loren McCleary

7065 OLD MIDLAND ROAD

KLAMATH FALLS, Oregon 97603

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSONS 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.

**[SIGNATURE PAGE FOLLOWS]**

**Grantor Signatures:**

DATED: 3 - 6 - 24

Mark McCleary

Mark McCleary

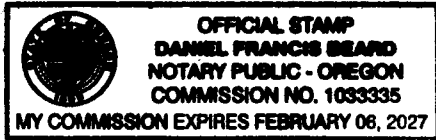
7065 OLD MIDLAND ROAD

KLAMATH FALLS, Oregon, 97603



STATE OF OREGON, COUNTY OF KLAMATH, ss:

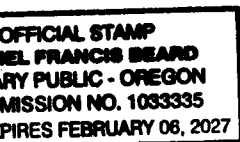
This instrument was acknowledged before me on this 6<sup>th</sup> day of March,  
2024 by Mark McCleary.



Daniel Beard  
Notary Public

Notary Public  
Title (and Rank)

My commission expires: 2-6-27



## **EXHIBIT A**

**LEGAL DESCRIPTION:** Real property in the County of Klamath, State of Oregon, described as follows:

**A PORTION OF THE SOUTHEAST QUARTER OF SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 39 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**STARTING AT THE SOUTHEAST CORNER OF SECTION 36, TOWNSHIP 39 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF KLAMATH, OREGON, THENCE NORTH 0° 14' EAST 33.5 FEET, THENCE NORTH 89° 52' WEST 994.5 FEET TO THE TRUE BEGINNING POINT; THENCE NORTH 89° 52' WEST 146.0 FEET; THENCE NORTH 0° 14' EAST 574.7 FEET; THENCE SOUTH 89° 57' EAST 146.0 FEET; THENCE SOUTH 0° 14' WEST 574.0 FEET TO THE POINT OF BEGINNING.**