

2024-001925

Klamath County, Oregon



00326037202400019250050052

03/13/2024 02:33:59 PM

Fee: \$102.00

OREGON QUITCLAIM DEED

After Recording Return To And

Send Tax Statements To:

Andrew Michael Reeves

4718 Great Falls Ave

Caldwell, ID 83607

Deed, made the __5th__ day of March__, 2024_ between __Michael Kenneth Reeves____(Grantor), with address at 2744 Golden Eagle Dr. Sierra Vista, Az 85650__holding an undivided 1/8 share interest as a tenant in common first part, granting to parties of the second part. The true consideration for the conveyance is \$0.00

Andrew Michael Reeves

4718 Great Falls Ave

Caldwell Idaho 83607

Alex Clayton Reeves

1771 W Anns Ranch Rd.

Safford, AZ 85546

Ashley Nicole Peters-Landlord

1315 Maya Ln.

Fairbanks, AK 99712

Amanda Michele Diamond

12782 E Hannah Trl.Vail, AZ 85641____(Grantees),

with addresses at therein, parties of the second part:

Grantor releases and quitclaims to Grantees, all rights, title and interest in the following described real properties. An undivided 1/8 share Tenant In Common to be divided amongst the four named Grantees equally as Tenants In Common.

Please See Attached Exhibit "A" for Legal Description of Swan Lake Property.

(Description of Property and Recital of Title)

together with the appurtenances and all the estate and rights of the Grantor in and to the said real property.

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 \$__0.00_____.

To have and to hold the real property herein granted unto the Grantee, and assigns forever.

In witness whereof, the Grantor has hereunto set its hand and seal the day and year first above written.



Grantor's Signature

Michael Kenneth Reeves

Grantor's Name

Grantee's Signature

Grantee's Name

In the presence of:

_____	_____
_____	_____
Witness's Signature	Witness's Signature
_____	_____
_____	_____
Witness's Name	Witness's Name
_____	_____
_____	_____
Witness's Address	Witness's Address

Acknowledgement Of Notary Public

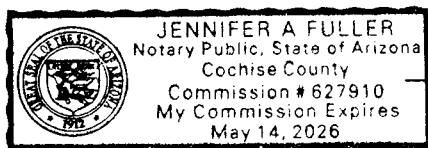
State of Arizona}

} ss

City / County of Cochise }

On this day personally appeared before me Michael Kenneth Reeves, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are described in and who executed the foregoing instrument, and acknowledged that s/he signed the same as his/her free and voluntary act and deed for the uses and purposes therein mentioned.

WITNESS my hand and Notarial Seal, the 6th day of March, 2024.



Jennifer A Fuller

NOTARY PUBLIC

NOTARY PUBLIC in and for the State of Arizona

My commission expires May 14, 2026

EXHIBIT "A"

DESCRIPTION OF PROPERTY

SWAN LAKE PROPERTY

That certain real property situated in the County of Klamath, State of Oregon, more particularly described as follows, to-wit:

Parcel 1:

All of the SE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 25, Township 37 South, Range 9 East of the Willamette Meridian, 40 acres, more or less.

Tax Account No. R377915; Map Tax Lot No. 3709-00000-08000-000

Parcel 2:

The W $\frac{1}{2}$ NE $\frac{1}{4}$ and the E $\frac{1}{2}$ E $\frac{1}{2}$ NW $\frac{1}{4}$ of Section 25, Township 37 South, Range 9 East of the Willamette Meridian, 120 acres, more or less.

Tax Account No. R377924; Map Tax Lot No. 3709-00000-07600-000

Parcel 3:

The W $\frac{1}{2}$ E $\frac{1}{2}$ NW $\frac{1}{4}$ and E $\frac{1}{2}$ E $\frac{1}{2}$ SW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 25, Township 37 South, Range 9 East of the Willamette Meridian, 50 acres, more or less.

Tax Account No. R377933; Map Tax Lot No. 3709-00000-07700-000

Parcel 4:

The NW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 25, Township 37 South, Range 9 East of the Willamette Meridian, 40 acres, more or less.

Tax Account No. R377942; Map Tax Lot No. 3709-00000-07800-000

Parcel 5:

The NW $\frac{1}{4}$ SW $\frac{1}{4}$, W $\frac{1}{2}$ SW $\frac{1}{4}$ NW $\frac{1}{4}$, and W $\frac{1}{2}$ E $\frac{1}{2}$ SW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 25, Township 37 South, Range 9 East of the Willamette Meridian, 70 acres, more or less.

Tax Account No. R377951; Map Tax Lot No. 3709-00000-07900-000

Parcel 6:

The NE $\frac{1}{4}$ SW $\frac{1}{4}$; and the NW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 25, Township 37 South, Range 9 East of the Willamette Meridian, 80 acres, more or less.

Tax Account No. R377960; Map Tax Lot No. 3709-00000-08200-000