

OREGON QUITCLAIM DEED

2024-002238

Klamath County, Oregon



00326437202400022380040049

03/25/2024 01:54:26 PM

Fee: \$97.00

After Recording Return To:

Ashley Peters Landlord

1315 Maya Ln

Fairbanks Alaska 99712

Send Taxes To:

Andrew M Reeves

4718 Greats Falls Ave

Caldwell Idaho 83607

Deed, made the 18th day of March, 2024 between Amanda Michele Diamond (Grantor), with address at 12782 East Hannah Trl, Vail Arizona 85641 holding an undivided 1/4 share of 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

Ashley Nicole Peters-Landlord

1315 Maya Ln.

Fairbanks, AK 99712 (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 1/4 share or 12.5 acres more or less of a 1/8 undivided share as Tenant 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.

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.

Audi

Grantor's Signature

Amanda Michele
Diamond

Grantee's Signature

Grantee's Name

In the presence of:

Acknowledgement Of Notary Public

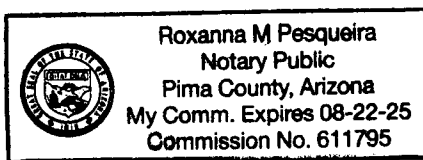
State of Arizona}

} ss

City / County of Pima }

On this day personally appeared before me
Amanda Michele Diamond, 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 18th day of
March, 2024.



[Signature]
NOTARY PUBLIC

NOTARY PUBLIC in and for the State of Arizona

My commission expires 08-22-25

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 $\frac{1}{2}$ SE $\frac{1}{4}$ 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 $\frac{1}{2}$ SE $\frac{1}{2}$ 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