

2024-002342

Klamath County, Oregon



00326581202400023420020029

03/28/2024 09:57:04 AM

Fee: \$87.00

Return to and send tax statements to:

Janice Lemke  
8130 Bliss Rd.  
Bonanza, OR 97623

### QUITCLAIM DEED

Janice C. Lemke, successor trustee of the Grant and Lois Brown Family Trust, 8130 Bliss Road, Bonanza, Oregon 97623, for and in consideration of (\$10.00) and other good and valuable consideration, in hand paid, conveys and Quitclaims the grantee, Janice Lemke, 8130 Bliss Road, Bonanza, Oregon 97623, any and all right, title and interest in real estate located at 8200 Bliss Road, Bonanza, Oregon 97623 and at 8130 Bliss Road, Bonanza, Oregon 97623 situated in Klamath County, Oregon.

The legal description of such real estate includes the following, subject to any lease obligations and patent reservations and easements of record, if any.

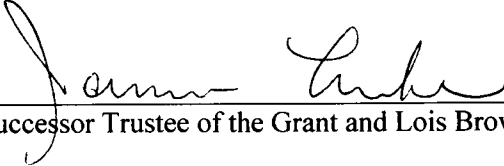
Parcel 1 of Land Partition 21-13, being a replat of "Land Partition 43-10", situated in the S  $\frac{1}{2}$  of Section 1 and the N  $\frac{1}{2}$  N  $\frac{1}{2}$  of Section 12, T38S, R11  $\frac{1}{2}$  EWM, Klamath County, Oregon.

The NW  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  in Township 38 S R 11  $\frac{1}{2}$  E, Section 1WM

In accordance with ORS 93.040: The following statement is included in the body of this instrument transferring or contracting to transfer fee title to 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), 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) 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), AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195), 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.

DATED at 9:51 am, Oregon, this 28 day of March 2024

IN WITNESS WHEREOF the parties hereto have hereunto set their hands and seals as of the day and year first above written.

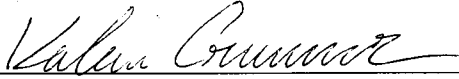
Grantor:   
Successor Trustee of the Grant and Lois Brown Family Trust

Witness Lisa M. Kessler Besa M. Kessler

Witness \_\_\_\_\_

STATE OF OREGON                    )  
  )     ss:  
County of Klamath                 )

On this 28 day of March, 2024, personally appeared JANICE C. LEMKE, as successor trustee of the Grant and Lois Brown Family Trust, and the Witnesses whose signatures are set forth above, all of whom are known to me to be the individuals who executed the foregoing instrument and acknowledgment thereof, all accomplished by their free act and deed, before me.

  
Notary Public for Oregon

My Commission Expires: Aug 8 2027

