

After recording, return to (Name and Address):
T. Monsoor
1500 Main St Apt 5
Springfield, OR 97477-4933

Until requested otherwise, send all tax statements to
(Name and Address):
T. Monsoor
1500 Main St Apt 5
Springfield, OR 97477-4933

2024-003110
Klamath County, Oregon



04/24/2024 11:54:43 AM

Fee: \$82.00

QUITCLAIM DEED

-----J. D. Fisher-----

_____(“grantor”),
For the consideration stated below, does hereby remise, release and forever quitclaim to --T. Monsoor aka William T. Monsoor--
_____(“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, Oregon, legally described (check one):

- ☐ as set forth on the attached Exhibit A, and incorporated by this reference.
☒ as follows: **Parcel 1:** A parcel of land in the NE¼SE¼ of Sec. 13, Twsp 39 S, R 8 EWM, Kl Co, OR. Also lies in East portion of West Klamath Subdivision that has been vacated. More particularly desc as thus: Beginning at the E¼ corner of Sec 13 which is a 1”iron pipe th N90°38’ W 251.76’ to a ½” rebar and true pob; th S16°25’ E 167.48’ to a ½” rebar; th S73°16’ W 80.0’ to ½” rebar; th N16°25’ W 191.84’ to ½” rebar; th S89°38’ E 83.62’ to pob. Reserving a strip of land 30.0’ in width N and parallel to the Sly line of foregoing desc parcel for a perpetual r/w and easement for roadway and utility purposes together with the right of ingress and egress thereto. Together with the right of ingress and egress thereto over a 30 foot easement adjacent on the W of the hereinabove desc tract running SWly and parallel to the Sly line of the above tract out to First St. Together with one-fourth interest in existing water facilities for use of adjoining well. **Parcel 2:** A parcel of land in the NE¼SE¼ of Sec 13, Twsp 39 S, R 8 EWM, Kl Co, OR. Also lies in E portion of West Klamath Subdivision that has been vacated. More particularly desc as thus: Beginning at the E¼ corner of Sec 13 which is a 1” iron pipe; th N89°38’ W 335.38’ to a ½” rebar and true pob; th S16°25’ E 191.84’ to a ½” rebar; th S73°26’ W 70.0’ to a ½” rebar; th N16°25’ W 213.15’ to a ½” rebar; th S89°38’ E 73.17’ to pob. Reserving a strip of land 30.0’ in width N and parallel to the Sly line of foregoing desc parcel for a perpetual r/w and easement for roadway and utility purposes together with the right of ingress and egress thereto.

Subject to Easements and rights of way of record and those apparent on the land, if any.

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):

- ☒ \$ 1.00;
☐ 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 04/22/24; any signature on behalf of a business or other entity is made with the authority of that entity.

Jesse D Fisher

STATE OF OREGON, County of Oregon)SS

This record was acknowledged before me on 4-22-24
by Jesse D Fisher

or This record was acknowledged before me on _____
by _____

as (corporate title) _____

of (company name) _____



Notary Public for Oregon
My commission expires January 21, 2025