

After Recording Return to:  
First American Title

2024-003190

Klamath County, Oregon

04/26/2024 11:24:02 AM

Fee: \$97.00



After recording return to:  
Kevin A. Quick and Lorina L. Quick  
8146 Reeve Rd  
La Pine, OR 97739

Until a change is requested all tax  
statements shall be sent to the  
following address:  
Kevin A. Quick and Lorina L. Quick  
8146 Reeve Rd  
La Pine, OR 97739

File No.: 7061-4157155 (JS)

Date: April 17, 2024

THIS SPACE RESERVED FOR RECORDER'S USE

### STATUTORY WARRANTY DEED

**Shaun M. Grab and Ashley V. Grab, as tenants by the entirety, as to an undivided 1/2 interest and Glenn E. Roesener and Dianna G. Roesener. as tenants by the entirety, as to an undivided 1/2 interest,** Grantor, conveys and warrants to **Kevin A. Quick and Lorina L. Quick as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

**Subject to:**

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$280,000.00**. (Here comply with requirements of ORS 93.030)


APN: 136150

Statutory Warranty Deed  
- continued


File No.: 7061-4157155 (JS)

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.

Dated this 25 day of April, 2024.

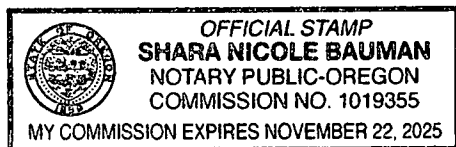
  
Shaun M. Grab

  
Ashley V. Grab

  
Dianna G. Roesener

STATE OF Oregon )  
County of Deschutes )ss.  
)

This instrument was acknowledged before me on this 25 day of April, 2024  
by **Shaun M. Grab and Ashley V. Grab and Dianna G. Roesener.**





Notary Public for Oregon

My commission expires: 11/22/25

APN: 136150

Statutory Warranty Deed  
- continued .

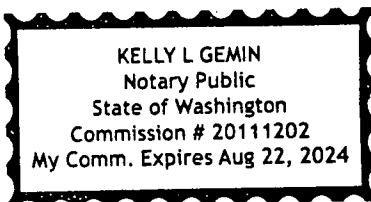
File No.: 7061-4157155 (JS)



Glenn E. Roesener

STATE OF Washington )  
County of LeWIS )ss.

This instrument was acknowledged before me on this 24 day of April, 2024  
by **Glenn E. Roesener**.



Kelly L Gemin  
Notary Public for Washington  
My commission expires: August 22, 2024

APN: **136150**

Statutory Warranty Deed  
- continued

File No.: **7061-4157155 (JS)**

**EXHIBIT A**

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

**A parcel of land situate in the Southeast quarter of the Northeast quarter of Section 16, Township 23 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:**

**Beginning at the Southwest corner of New Pine Acres, a subdivision situated in the Northeast quarter of the Northeast quarter of said Section 16 and which point is the intersection of the South line of Reeve Road and the East line of Kurtz Road as shown on said plat; thence South 0° 12' 32" West, along the East line of Kurtz Road, a distance of 1249.02 feet; thence North 88° 13' 49" East 605.29 feet to the True Point of Beginning; thence continuing North 88° 13' 49" East 684.25 feet; thence North 00° 07' 30" East 307.24 feet; thence West 684.60 feet; thence South 328.27 feet to the true point of beginning.**

**NOTE:** This legal description was created prior to January 1, 2008.