

2024-005792

Klamath County, Oregon



00330735202400057920040043

07/08/2024 12:25:07 PM

Fee: \$97.00

**Prepared By:**

Patrick Iler

**After Recording Return To: |**

Regina L Cantere  
1332 Siskiyou Blvd  
Medford, Oregon 97504

Returned at Counter

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**QUITCLAIM DEED**

On June 28, 2024 THE GRANTOR(S),

Mal S. Nadler and Valerie G. Nadler Trust dated May 28, 2008 ("Grantor"), Jeffrey G. Nadler and David A. Nadler as successor Co-Trustees, Trustee

for and in consideration of: \$15,000.00 and/or other good and valuable consideration conveys, releases and quitclaims to the GRANTEE(S):

Regina L Cantere, ("Grantee") a single person, residing at 1332 Siskiyou Blvd, Medford, Jackson County, Oregon 97504

the following described real estate, situated in the County of Klamath, State of Oregon

The legal description is: See attached *Exhibit A*

Grantor does hereby convey, release and quitclaim all of the Grantor's rights, title, and interest in and to the above described property and premises to the Grantee(s), and to the Grantee(s) heirs and assigns forever, so that neither Grantor(s) nor Grantor's heirs, legal representatives or assigns shall have, claim or demand any right or title to the property, premises, or appurtenances, or any part thereof.

Tax Parcel Number(s): 350756, 350907, 351023, 351032

**Mail Tax Statements To:**

Regina L Cantere  
1332 Siskiyou Blvd  
Medford, Oregon 97504

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSONS 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.

**[SIGNATURE PAGE FOLLOWS]**

**Grantor Signatures:**

DATED: 06-28-2024

Jeffrey G. Nadler David A. Nadler  
Jeffrey G. Nadler and David A. Nadler as successor Co-Trustees, Trustee on behalf of Mal S. Nadler and Valerie G. Nadler Trust dated May 28, 2008

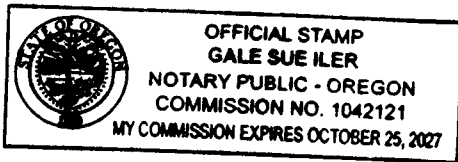
STATE OF OREGON, COUNTY OF JACKSON, ss:

This instrument was acknowledged before me on this 28 day of June, 2024 by Jeffrey G. Nadler and David A. Nadler as successor Co-Trustees on behalf of Mal S. Nadler and Valerie G. Nadler Trust dated May 28, 2008.

Gale Sue Iler  
Notary Public for the State of Oregon

County of Jackson

My commission expires 10/25/2027



**EXHIBIT A:  
LEGAL DESCRIPTION OF PROPERTY**

**PARCEL 1:**

Lot 2, Block 8, SECOND ADDITION TO NIMROD RIVER PARK, in the County of Klamath, State of Oregon.

CODE 10 MAP 3611-10BO TL 5500

**PARCEL 2:**

Lot 23, Block 8, SECOND ADDITION TO NIMROD RIVER PARK, in the County of Klamath, State of Oregon.

CODE 10 MAP 3611-10BO TL 3400

**PARCELS 3 and 4:**

That portion of the following described property shown as Lots 1 and 2 of Parcel No. as shown on County Survey #1512 filed October 12, 1970 and recoded February 2, 1970 in Book M-70 at Page 783:

A parcel of land situated in Government Lots 10, 11, 14, 15, 18 and 19, Section 10, Township 36 South, Range 11 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point on the Southerly line of Lot 15, Block 8, Second Addition to Nimrod River Park, a duly recorded subdivision, said point being North 88 degrees 42' 46" West a distance of 135.00 feet from the Southeast corner of said Lot 15; thence South a distance of 785.53 feet to the Northerly bank of the Sprague River; thence South 48 degrees 33' 37" East along said bank 155.00 feet; thence North 46 degrees 44' 40" East 1155.06 feet to a point on the cul-de-sac of Jackson Street; thence Easterly along said cul-de-sac through a curve concave to the North with a central angle of 46 degrees 44' 40" a distance of 40.79 feet to a point which bears South 19 degrees 04' 38" West, 94.51 feet from the most Southwesterly corner of Lot 1, Block 10 of said Second Addition to Nimrod River Park; thence South 440.00 feet; thence South 39 degrees 08' 15' East 709.70 feet; thence North 49 degrees 27' 46" East 875.00 feet; thence North 40 degrees 32' 14" West 758.89 feet; thence North 49 degrees 27' 46" East 123.63 feet to a point on the Southerly line of Lot 17, Block 10 of said Second Addition which point bears North 63 degrees 08' 09" West 106.62 feet from the most Southeasterly corner of said Lot 17; thence Northerly and Westerly along the Southerly tract line of said Second Addition to the point of beginning.

CODE 81 MAP 3611-10BO TL 6200

CODE 81 MAP 3611-10BO TL 6300