

Returned at Counter

2024-007068

Klamath County, Oregon



00332280202400070680040041

08/14/2024 02:29:57 PM

Fee: \$97.00

This instrument was prepared by:

Matthew Fairfield

2700 Washburn Way B-2

Klamath Falls, OR 97603

Once recorded, return to:

Damascus LLC

2700 Washburn Way B-2

Klamath Falls, OR 97603

This Space for Recorder's Use Only.

Oregon Quitclaim Deed

State of Oregon, County of Klamath

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of

Three

US Dollars (\$ 3.00)

in hand, paid to

DAMASCUS LLC

with an address of

2700 Washburn Way B-2 Klamath Falls, OR 97603

(the "Grantor" or "Grantors"), does/do hereby remise, release, and forever quit claim to

Concept & Design Construction LLC (C&D Construction)

with an address of

2556 Homedale Rd Klamath Falls, OR 97603

(the "Grantee" or Grantees") all the rights, title, interest, and claim in or to the following described real estate, situated in Klamath County, Oregon, to wit:

A complete legal description of the real property being conveyed by this instrument is attached hereto on page 4 as EXHIBIT A.

Tax Parcel ID Number Property ID: 302489 Map Tax Lot Number: 3809-029DB-04800

The property identified herein ☐ is -OR- ☒ is not registered as the homestead of the Grantor(s).

Until amended, tax information shall be sent to:

Name: Damascus LLC

Address: 2700 Washburn Way B-2 Klamath Falls, OR 97603

TO HAVE AND TO HOLD, all and singular the described property, together with the tenements, hereditaments, and appurtenances belonging, or in anywise appertaining thereto, unto the Grantee(s), and their heirs and assigns forever.

IN WITNESS WHEREOF, the Grantor(s) has/have duly executed this Quitclaim Deed as of the date hereinunder.

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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Grantor Signature: _____

Date: 8-14-24

Printed Name: _____

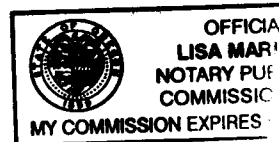
Matthew Fairfield for Damascus LLC

Grantor Signature: _____

Date: 8-14-2024

Printed Name: _____

Alex Salazar-Olvaes for Damscus LLC



NOTARY ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of Oregon)
County of Klamath)

On August 14, 2024, before me, Lisa M. Kessler Notary,
personally appeared Matthew Fairfield for Damascus LLC *
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the state of Oregon that the foregoing paragraph
is true and correct.

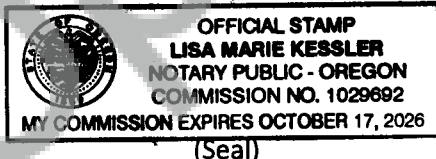
WITNESS my hand and official seal.

* Alex Salazar Olvarres for Damascus LLC

Signature Lisa M. Kessler

Printed Name Lisa M. Kessler

My Commission Expires October 17, 2026



L STAMP
E KESSLER
LIC - OREGON
NO. 1029692
OCTOBER 17, 2026

EXHIBIT A

Legal description of the real property being conveyed by this instrument.

Subdivision	Lot	Block
FAIRVIEW	ADDITION	27

Lot 2 in Block 7 of FAIRVIEW ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The above described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any.