

LA

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.



2024-007284

Klamath County, Oregon



00332535202400072840030030

08/20/2024 11:17:08 AM

Fee: \$92.00

After recording, return to (Name and Address):

Tim Schubert  
Andrew Schubert

Until requested otherwise, send all tax statements to (Name and Address):

Andrew Schubert  
30065 SE Cemetery Rd.  
Estacada, OR 97023

[SPACE RESERVED FOR RECORDER'S USE]

QUITCLAIM DEED

L & L Real Estate Development LLC ("grantor"),

for the consideration stated below, does hereby promise, release and forever quitclaim to Tim Schubert and Andrew Schubert

("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 of Land Partition 41-02, Replat of Lot 6 in Block 3 of TRACT 1152 - North Hills, according to the official plat thereof on file in the office of the County Clerk of Klamath County, OR

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):

- \$ 0.00
- other property or value given or promised which is  part of the  the whole (indicate which) consideration.

PUBLISHER'S NOTE: If using this form to convey real property subject to ORS 92.027, include the required reference.

Returned at Counter



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.

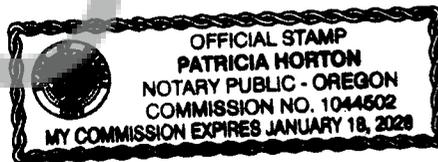
In construing this instrument, where the context so requires, the singular includes the plural, and the language will be read to apply equally to businesses, other entities and to individuals.

Grantor has executed this instrument on 7-18-24; any signature on behalf of a business or other entity is made with the authority of that entity.

*Andrew Schubert*  
*R Ryan Beesley*

STATE OF OREGON, County of Klamath ) ss.  
 This record was acknowledged before me on 18 July 2024  
 by Andrew Schubert  
 or This record was acknowledged before me on \_\_\_\_\_  
 by \_\_\_\_\_  
 as (corporate title) \_\_\_\_\_  
 of (company name) \_\_\_\_\_

*Patricia L. Horton*  
 Notary Public for Oregon  
 My commission expires 18 January 2028



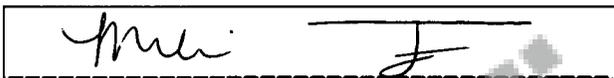
# NEVADA NOTARY ACKNOWLEDGMENT

THE STATE OF NEVADA

COUNTY OF Clark

This instrument was acknowledged before me on 7, August 2024

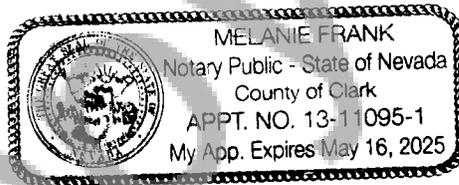
(date) by Ryan Beesley, (name of person).



Notary Public Signature

Print Melanie Frank

Title Notary Public



(Seal)