

After recording, please send to:  
Lisa James  
5420 Wocus Road  
Klamath Falls, OR 97601

\* Please also send tax statements to above address.

SITUS: 5420 Wocus Road, Klamath Falls, OR 97601

**Quitclaim Deed**

This Quitclaim Deed, executed this 9<sup>th</sup> of September, 2024.

By Grantor, **Clay R. Collis**,  
To Grantee, **Lisa James**.

**WITNESSETH**, that the said Grantor does hereby remise, release, and quitclaim unto said Grantee forever, all the right, title, interest, and claim which the said Grantor has in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Klamath, State of Oregon, To Wit:

**See Exhibit A.**

The true and actual consideration for this conveyance is \$0.

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.

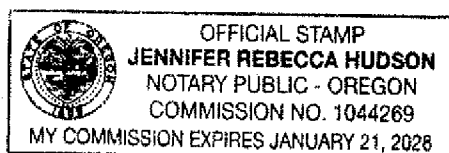
**IN WITNESS WHEREOF**, That said Grantor has signed and sealed these presents the day and year first above written. Signed, sealed, and delivered in the presence of:

Clay R. Collis  
Clay R. Collis, Grantor

State of Oregon        }  
County of Klamath

The above-mentioned person, **Clay R. Collis**, appeared before me and acknowledged that he executed the above instrument.

Affirmed before me on September 9<sup>th</sup>, 2024.



Jennifer Hudson  
Notary Public  
My Commission Expires: 1/21/2028

## EXHIBIT A

A parcel of land in the NE1/4 SW1/4 of Section 7, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the center of said Section 7, thence North 89° 49' West 480.5 feet to the intersection with the West line of the Dalles-California Highway; thence South 6° 02' West along said West line of the Highway 870.3 feet to the Northeast corner of the property herein conveyed; thence North 89° 49' West, 486.54 feet; thence South 6° 02' West 90.0 feet; thence South 89° 49' East 486.54 feet to the West line of the said Highway; thence North 6° 02' East along said Highway 90.0 feet to the point of beginning.

Beginning at a point on the Westerly right of way line of the Dalles-California Highway, which point is 1627.2 feet North 6° 02' East from a point on the Section line between Section 7 and 18, Township 38 South, Range 9 East of the Willamette Meridian, said point being 770.8 feet North 89° 49' West and the 1/4 section corner between Section 7 and 18; running thence North 89° 49' West 486.54 feet; thence North 6° 02' East 90.0 feet; thence South 89° 49' East 486.54 feet; thence South 6° 02' West 90.0 feet to the point of beginning.

### EXCEPTING THEREFROM THE FOLLOWING:

A parcel of land situated in the SW1/4 of Section 7, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Commencing at a point on the Westerly right of way line of Wocus Road (formerly Dalles-California Highway), said point being North 06° 02' 00" East 1626.81 feet from a point which is North 89° 41' 21" West, 770.34 feet from the 1/4 corner common to Sections 7 and 18 of said Township and Range; thence North 89° 49' 00" West 243.27 feet, along the South line of that property described in Klamath County Deed Records Volume M80, page 9997, to the true point of beginning of this description; thence North 89° 49' 00" West 243.27 feet; thence North 06° 02' 00" East 180.00 feet; thence South 89° 49' 00" East 243.27 feet; thence South 06° 02' 00" West 180.00 feet to the true point of beginning.