

**2024-008036**

**Klamath County, Oregon**

**09/13/2024 02:30:02 PM**

**Fee: \$87.00**

**Recordation Requested By/Return to:**

SUMMIT SETTLEMENT SERVICES

TITLE VESTING

50 JORDAN STREET

EAST PROVIDENCE, RI 02914

File No. ASV-172815-2ND

**Send Tax Notices to:**

JOHN MARTINSSON

1273 LYNNWOOD BLVD

KLAMATH FALLS, OR 97601

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**QUITCLAIM DEED**

**THIS QUITCLAIM DEED** executed this 09 day of September, 2024, by first party **MARTINSSON LAND HOLDINGS LLC, AN OREGON LIMITED LIABILITY COMPANY**, to second party, **JOHN MARTINSSON**.

WITNESSETH, That the said first party, for good consideration in the amount of \$1.00 paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise and quitclaim unto the said second party forever, all the right, title interest and claim which the said first party has in and to the following described parcel of land, and improvements and, appurtenances thereto in the City of KLAMATH FALLS, County of KLAMATH, State of Oregon, to wit:

**THE SOUTH 20 FEET OF LOT 1 AND THE NORTH 20 FEET OF LOT 2, BLOCK 1, FAIRVIEW ADDITION NO. 2 IN THE CITY OF KLAMATH FALLS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY OREGON.**

APN: 300374

Property Address: 1615 OREGON AVENUE, KLAMATH FALLS, OR 97601

This instrument was prepared without the benefit of a title examination.

The true and actual consideration for this transfer is: \$1.00

**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: 9/3/2024

MARTINSSON LAND HOLDINGS LLC, AN OREGON LIMITED LIABILITY COMPANY

By: *John Nils Martinsson*

Name: JOHN NILS MARTINSSON

Title: MANAGER

STATE OF Oregon )  
 ) SS.  
COUNTY OF Clatsop )

This instrument was acknowledged before me on 9/3/2024 by JOHN NILS MARTINSSON, of MARTINSSON LAND HOLDINGS LLC, AN OREGON LIMITED LIABILITY COMPANY, its MANAGER.

Dated: 9-3-2024  
(Seal/Stamp)

*Elvina May Contla*  
Notary Public

My Appointment Expires: 6/23/26

**This Instrument Prepared By:**  
THOMAS ALLGOOD OR Bar No. 226788  
o/b/o BC LAW FIRM, P.A.  
1521 CONCORD PIKE SUITE 301  
WILMINGTON, DE 19803

