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



Returned at Counter

2024-009331

Klamath County, Oregon



00335020202400093310020025

10/25/2024 02:12:43 PM

Fee: \$87.00

After recording, return to (Name and Address):

GARY POWLESS
P.O. Box 70
BEATTY, OR. 97621

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

GARY POWLESS
P.O. Box 70
BEATTY, OR 97621

[SPACE RESERVED FOR RECORDER'S USE]

QUITCLAIM DEED

Scott SEFTON RICKER ("grantor"),
for the consideration stated below, does hereby remise, release and forever quitclaim to Gary POWLESS, &
WANDA POWLESS HUSBAND & WIFE

("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:

Lot 41 AND Lot 42 of BLOCK 18, Oregon PINES, according
to the official plat thereof on file in the
office of the county clerk of Klamath County,
Oregon.

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):

☒ \$ 12,000.;

☐ 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.



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 10.25.2024; any signature on behalf of a business or other entity is made with the authority of that entity.

Scott J. Ricker
47200 Arroyo Seco Rd
Greenfield, CA 93927

STATE OF OREGON, County of KLAMATH) ss.
 This record was acknowledged before me on 10.25.2024
 by Scott J. Ricker
 or This record was acknowledged before me on _____
 by _____
 as (corporate title) _____
 of (company name) _____

Kilie M. Miller
 Notary Public for Oregon
 My commission expires 10.18.2025

