

LA

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCE

2024-009582

Klamath County, Oregon



00335291202400095820020025

11/01/2024 01:43:42 PM

Fee: \$87.00

GOLD BELL FARMS LLC

After recording, return to (Name and Address):

VINCENT SHANE CHEYNE
14747 CHEYNE RD
KLAMATH FALLS OR 97603

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

VINCENT SHANE CHEYNE
14747 CHEYNE RD
KLAMATH FALLS OR 97603

[SPACE RESERVED FOR RECORDER'S USE]

QUITCLAIM DEED

GOLD BELL FARMS LLC, AN OREGON LIMITED
LIAB. LTD COMPANY

("grantor"),

for the consideration stated below, does hereby remise, release and forever quitclaim to

VINCENT SHANE CHEYNE

("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:

THE W1/2NW1/4, LOT 1 AND 2, SECTION 17, TOWNSHIP 40 SOUTH,
RANGE 10 EAST ON THE WILLAMETTE MERIDIAN, SAVE AND EXCEPTING
THE NORTH 256 FEET OF LOT 1 AND THE NORTH 256 FEET OF THE
NW 1/4NW1/4 OF SECTION 17, TOWNSHIP 40 SOUTH,
RANGE 10 EAST OF THE WILLAMETTE MERIDIAN.

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;☐ 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.

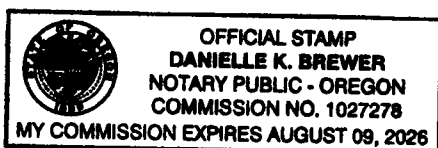
In construing this instrument, where the context so requires, the singular includes the plural, and the language will be read to apply equally to businesses, other entities and to individuals.

Grantor has executed this instrument on Nov 1 2024; any signature on behalf of a business or other entity is made with the authority of that entity.

GOLD BELL FARMS LLC

[Signature]
(owner)

STATE OF OREGON, County of Klamath ss.
This record was acknowledged before me on November 01st, 2024
by Vincent S. Cheyne, owner of Gold Bell Farms, LLC
or This record was acknowledged before me on _____
by Vincent S. Cheyne
as (corporate title) Owner
of (company name) Gold Bell Farms LLC



[Signature]
Notary Public for Oregon
My commission expires August 09, 2026