

2025-001428

Klamath County, Oregon



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02/28/2025 10:19:08 AM

Fee: \$97.00

RECORDING REQUESTED BY:
WILLIAM C. VINCENT

INSTRUMENT PREPARED BY:
WILLIAM C. VINCENT
15808 SW WILLOW DR
SHERWOOD, Oregon 97140

RETURN DEED TO:
WILLIAM C. VINCENT
15808 SW WILLOW DR
SHERWOOD, Oregon 97140

(Above reserved for official use only)

SEND TAX STATEMENTS TO:
WILLIAM C. VINCENT
15808 SW WILLOW DR
SHERWOOD, Oregon 97140

Tax Parcel ID/APN # R-3909-
003AD01000-000

QUIT CLAIM DEED FOR OREGON

STATE OF OREGON
COUNTY OF KLAMATH

THIS DEED is made this day of 1-27-25, by and between the
"Grantor,"

REHART LAND COMPANY LLC , a business, having a mailing address at 15808 SW
WILLOW DR, SHERWOOD, Oregon 97140 and represented by its authorized agent,
WILLIAM C. VINCENT

AND the "Grantees,"

WILLIAM C. VINCENT , a married individual residing at 15808 SW WILLOW DR,
SHERWOOD, Oregon 97140

LISA K. VINCENT , a married individual residing at 15808 SW WILLOW DR,
SHERWOOD, Oregon 97140

KATHRYN M. VINCENT , an unmarried individual residing at 15808 SW WILLOW DR,
SHERWOOD, Oregon 97140

JACOB W. VINCENT , an unmarried individual residing at 15808 SW WILLOW DR,
SHERWOOD, Oregon 97140

consideration given is \$1⁰⁰.

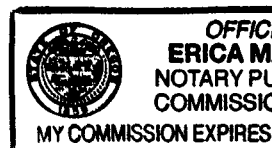
FOR VALUABLE CONSIDERATION of the sum of one dollar (\$1.00), the receipt and sufficiency of which is hereby acknowledged, Grantor hereby quitclaims to Grantees and Grantees' heirs and assigns forever, all of Grantor's rights, titles, interests, and claims in or to the following described real estate (the "Property"), together with all hereditaments and appurtenances belonging thereto, located in KLAMATH county, Oregon, subject to any restrictions herein:

Legal Description: 3878 MILLER AVE, KLAMATH FALLS, OREGON 97603. PARCEL# R-3909-003AD-01000-000 .16 ACRES WAREHOUSE, STORAGE

** SEE ATTACHED EXHIBIT A.*
THE PROPERTY DESCRIBED IN THIS INSTRUMENT MAY NOT BE WITHIN A FIRE PROTECTION DISTRICT PROTECTING STRUCTURES. THE PROPERTY IS SUBJECT TO LAND USE LAWS AND REGULATIONS THAT, IN FARM OR FOREST ZONES, MAY NOT AUTHORIZE CONSTRUCTION OR SITING OF A RESIDENCE AND THAT LIMIT LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, IN ALL ZONES. 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. 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 VERIFY THE EXISTENCE OF FIRE PROTECTION FOR STRUCTURES 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.

Vesting Information / Property Interest: Joint tenancy with rights of survivorship, not as tenants in common.

[SIGNATURE PAGE FOLLOWS]



Signatures

Grantor signed, sealed, and delivered this quit claim deed to Grantees on 1-27-25
(date).

Grantor (or authorized agent)

x/ William C. Vincent, as
agent on behalf of REHART LAND
COMPANY LLC

Print Name: William C. Vincent

NOTARY ACKNOWLEDGMENT

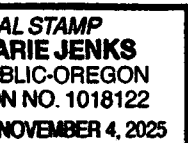
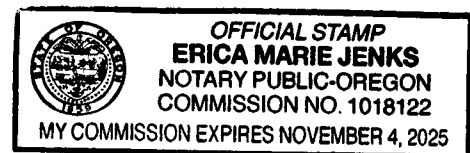
OREGON
COUNTY OF WASHINGTON

On 1-27-2025 before me, Erica Marie Jenks, personally
appeared **WILLIAM C. VINCENT** as agent on behalf of REHART LAND COMPANY LLC
, personally known to me or proved on the basis of satisfactory evidence to be the person(s) whose
name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they
executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s)
on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed
the instrument.

WITNESS my hand and official seal.

Commission Expires: November 4 - 2025

Erica Marie Jenks
Notary Public, Oregon



After recording, mail to:

Melvin D. Ferguson
Attorney at Law
514 Walnut Avenue
Klamath Falls, Oregon 97601

Send tax statements to:

Rehart Land Company LLC
15808 S.W. Willow Drive
Sherwood, Oregon 97140

* Exhibit A
Legal description

WARRANTY DEED

William C. Vincent, Trustee of the Phyllis M. Vincent Credit Shelter Trust, Grantor, conveys and warrants to Rehart Land Company LLC, an Oregon limited liability company, Grantee, the following described real property free of encumbrances except as specifically set forth herein:

Lot 41 and the East 5 feet of vacated walkway adjacent thereto, BALSIGER TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Parcel ID: 525042
Tax lot number: 3909-003AD-0100

More commonly known as 3878 Miller Ave., Klamath Falls, Oregon

There is no consideration for this conveyance. The conveyance is a testamentary distribution of trust property.