

2025-004078

Klamath County, Oregon



00342387202500040780060066

05/30/2025 10:49:33 AM

Fee: \$107.00

RECORDING REQUESTED BY:

INSTRUMENT PREPARED BY:

,

(Above reserved for official use only)

RETURN DEED TO:

SEND TAX STATEMENTS TO:

Brandon and Casey Hazenberg
5338 Champoeg Road
St. Paul, Oregon 97137

Brandon and Casey Hazenberg
5338 Champoeg Road
St. Paul, Oregon 97137

Tax Parcel ID/APN # 145202

31 Diamond Peak Dr. Crescent Lake, OR 97733

QUIT CLAIM DEED FOR OREGON

STATE OF OREGON
COUNTY OF KLAMATH

THIS DEED is made this day of May 16th, 2025, by and between the
"Grantor," Brandy Jean Olsen and Eric John Edwin Olsen

, a married individual residing at , 22371 Noti Loop Noti, Oregon 97461

AND the "Grantee,"

Brandon Hazenberg and Casey Hazenberg

, , ,

FOR VALUABLE CONSIDERATION of the sum of \$115,000, the receipt and sufficiency of which is hereby acknowledged, Grantor hereby quitclaims to Grantee and Grantee's 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:

Property Address: 31 Dimond peak drive , Crescent lake , Oregon 97733

Legal description(s) attached separately. *See Attached Schedule A, section 4.*

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.

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.

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 Grantee on 5/16/2025
(date).

Grantor (or authorized agent)

x/ Brandy Olsen

Print Name: Brandy Olsen

EO

Eric Olsen

Spousal Acknowledgment:

I, Brandy Olsen (name of's
spouse), residing at 22371 Noti loop
North Oregon 97441

_____, acknowledging receipt of sufficient
consideration, hereby waive and release all my
rights, title, and interest, if any, in the above
Property unto Grantee(s).

x/ Brandy Olsen

NOTARY ACKNOWLEDGMENT

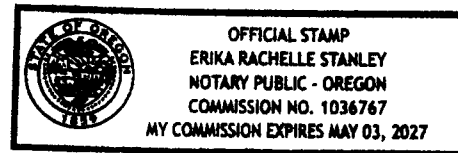
OREGON
COUNTY OF LANE

On 5/16/25 before me, Erika Stanley, personally
appeared **and 's spouse** Brandy and Eric Olsen, 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: May 3, 2027


Notary Public, Oregon



Order No.: 503708AM
Policy No.: 2730637-47812267

SCHEDULE A

Address Reference: **31 Diamond Peak Drive, Crescent Lake, OR 97733**

Amount of Insurance: **\$83,000.00**

Premium: **\$399.00**

Date of Policy: **November 19, 2021 10:12AM**

1. Name of Insured:

Brandy Jean Olsen and Eric John Edwin Olsen

2. The estate or interest in the Land that is insured by this policy is:

FEE SIMPLE

3. Title is vested in:

Brandy Jean Olsen and Eric John Edwin Olsen

4. The Land referred to in this policy is described as follows:

Lot 31 in Block 1, Tract 1074, Leisure Woods, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.