

2025-004376

Klamath County, Oregon



00342727202500043760040040

06/09/2025 02:50:31 PM

Fee: \$97.00

After Recording Return To:

421 Commercial Street

Klamath Falls, Oregon 97601

Mail Tax Statements To:

Andrea Rabe

421 Commercial St.

Klamath Falls OR 97601

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

On June 10, 2025 THE GRANTOR,

Chad C Rabe ("Grantor"), a single person

for and in consideration of: One Dollar (\$1.00) and/or other good and valuable consideration conveys, releases and quitclaims to the GRANTEE:

Andrea J Rabe, ("Grantee") a single person, residing at 421 Commercial Street, Klamath Falls, Klamath County, Oregon 97601

the following described real estate, situated in an unincorporated area in the County of Oregon, State of Oregon

The legal description is: See attached *Exhibit A*

Grantor does hereby convey, release and quitclaim all of the Grantor's rights, title, and interest in and to the above described property and premises to the Grantee(s), and to the Grantee(s) heirs and assigns forever, so that neither Grantor(s) nor Grantor's heirs, legal representatives or assigns shall have, claim or demand any right or title to the property, premises, or appurtenances, or any part thereof.

Tax Parcel Number: 3809-033BB-07400; 3809-033BB-07500; 3809-033BB-07600; 3809-033BB-07700; 3809-033BB-08300

Returned a. Counter

Mail Tax Statements To:
Andrea Rabe
421 Commercial Street
Klamath Falls, Oregon 97601

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSONS RIGHTS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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 (Definitions for ORS 92.010 to 92.192) OR 215.010 (Definitions), 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 (Definitions for ORS 30.930 to 30.947), AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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.

[SIGNATURE PAGE FOLLOWS]

Grantor Signatures:

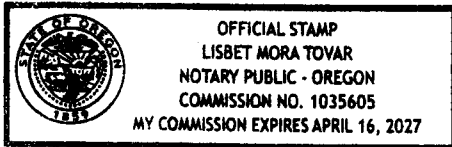
DATED: 6-9-25

Chad C. Rabe

Chad C Rabe
22539 Highway 140E
Dairy, Oregon, 97625

STATE OF OREGON, COUNTY OF KLAMATH, ss:

This instrument was acknowledged before me on this 9 day of June,
2025 by Chad C Rabe.



[Signature]
Notary Public

Notary
Title (and Rank)

My commission expires April 16, 2027

EXHIBIT A: LEGAL DESCRIPTION OF PROPERTY

LEGAL DESCRIPTION:

PARCEL 1

Lots 2C, 2D & 2E all in Block 5 of RAILROAD ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

PARCEL 2

Lots 3A, 3B, 3C, 3D, 4A, 4C, 4D, 5C and 5D all in Block 5 of RAILROAD ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.