

2025-004402

Klamath County, Oregon



00342755202500044020040049

06/10/2025 09:53:36 AM

Fee: \$97.00

After Recording Return To:

22539 Highway 140E

Dairy, Oregon 97625

mail Tax Statements To:

Chad Rabe

22539 Hwy 140E

Dairy OR 97625

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

On June 05, 2025 THE GRANTOR(S),

Andrea 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(S):

Chad C. Rabe, ("Grantee") a single person, residing at 22539 Highway 140E, Dairy, or
County, Oregon 97625

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: 3909-014CB-01100; 3909-014CB-02100

Returned at Counter

Mail Tax Statements To:
Chad Rabe
22539 Highway 140E
Dairy, Oregon 97625

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:

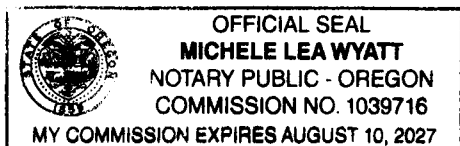
DATED: 6/5/2025

[Signature]

Andrea Rabe
421 Commercial Street
Klamath Falls, Oregon, 97601

STATE OF OREGON, COUNTY OF KLAMATH, ss:

This instrument was acknowledged before me on this 5th day of June,
2025 by Andrea Rabe.



Michele Lea Wyatt
Notary Public

Notary
Title (and Rank)

My commission expires August 10, 2027

EXHIBIT A: LEGAL DESCRIPTION OF PROPERTY

The Westerly 62.5 feet of Lot 8 and all of Lots 9, 10, 11 and 12 of ELMWOOD PARK, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

ALSO the following described parcel of and adjoining above described Lots on North:

Beginning at the corner common to Lots 12, 15 and 16 of ELMWOOD PARK and running thence North

- o 0°06' East a distance of 495 feet to the Northeast corner of Lot 21, ELMWOOD PARK; thence S 89°46' East 392.5 feet to an iron pin; thence South 0°06' West a distance of 495 feet to the North line of Lot 8, ELMWOOD PARK; thence North 89°46' West along the North line of Lots 8, 9, 10, 11 and 12 of ELMWOOD PARK, 392.5 feet, more or less to the point of beginning.