

2025-004403

Klamath County, Oregon



00342756202500044030040046

06/10/2025 09:53:42 AM

Fee: \$97.00

After Recording Return To:

22539 Highway 140E

Dairy, Oregon 97625

mail tax statement to

Chad Rabe

22539 Hwy 140E

Dairy OR 97625

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

On June 5, 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 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: 3509-00000-02000; 3509-00000-01900; 3510-00000-02000; 3609-
00000-00100

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:

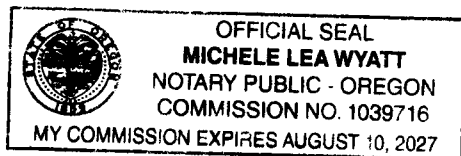
DATED: 6/5/2025

[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 8/10/2027

EXHIBIT A: LEGAL DESCRIPTION OF PROPERTY

PARCEL 1

The NE 1/4 of Section 36, Township 35 South, Range 9 E.W.M., lying Southerly and Westerly of the center thread of main channel of Sprague River as it exists March 20, 1976. Said main channel qualified as running nearest the North line of Section 36, Township 35 South, Range 10 E.W.M.

PARCEL 2

The SE 1/4 of Section 36, Township 35 South, Range 9 E.W.M.

PARCEL 3

The E 1/2 NE 1/4 of Section 1, Township 36 South, Range 9 E.W.M.

PARCEL 4

Government Lots 1, 2, 3 and 4 in Section ³¹ 31, Township 35 South, Range 10 E.W.M., lying Southerly and Westerly of center thread of the main channel of the Sprague River as it exists 1976. The said center thread of main channel of qualified as running nearest the Easterly line of said Section 31, Township 35 South, Range 10 E.W.M.

PARCEL 5

That portion of the SE 1/4 NW 1/4 if any and SE 1/4 SW 1/4 lying Southerly and Westerly of the Main channel of the center thread of Sprague River as it exists March 20, 1976, in said Section 31, Township 35 South, Range 10 E.W.M.,

TOGETHER WITH an easement for ingress and egress over the South 20 feet of Section 30, and the South 20 feet of SE 1/4 of Section 25 and the West 20 feet of N 1/2 NE 1/4 Section 36, lying North-erly of the center of said Sprague River, for the use and benefit of all of the above-described property.

SUBJECT TO: Rights of the public in and to any portion of said premises lying within the limits of roads and highways, including service roads as exist on subject property; to Rights of the public and of Governmental bodies in and to that portion of the said property lying below the ordinary high waterline of Sprague River; to Terms and provisions as set forth in Land Status Report recorded in Book 306, page 493, Book 308, page 463, and Book 306, page 600, Klamath County, Oregon Deed Records; to Easement for gas line purposes created by instrument recorded March 21, 1960 in Book 319 at page 569, Klamath County, Oregon Deed Records, in favor of Pacific Gas Transmission Company, and a notice of location thereof, recorded in Book 332, page 346, Deed Records of Klamath County, Oregon; and to any other easements and rights of way of record or apparent on the land,