

2025-004411

Klamath County, Oregon

06/10/2025 11:17:01 AM

Fee: \$97.00

COVER SHEET FOR RE-RECORDING

This cover sheet has been prepared by the person presenting the attached instrument for recording. Any errors in this cover sheet do not affect the transaction(s) contained in the instrument itself.

Return to:

COTTON KEY, LLC
PO BOX 872590
VANCOUVER, WA 98687

Send all tax statements to:

George Kramer & Margaret Kramer
20 Chrismar Rd
Ogden Dunes, IN 46368

Re-recorded at the request of Cotton Key, LLC
to correct the the name of the grantee

Previously recorded in book _____ and page _____, or as fee # 2025-003133

For correction of error(s), see Exhibit A

Transaction:

Quitclaim Deed

Direct party(ies):

COTTON KEY, LLC
PO BOX 872590
VANCOUVER, WA 98687

Indirect party(ies):

George Kramer & Margaret Kramer
20 Chrismar Rd
Ogden Dunes, IN 46368

Consideration: \$ 1

Other: No

Amount of obligation imposed by lien, order, or warrant: \$

Against:

Satisfaction of lien, order, or warrant: Full ☐ Partial ☐

Tax assessor's number: 183287, MapTaxLot: 3313-03400-02400-000

Street address: Vacant Land

Exhibit A

**George Kramer & Margaret Kramer, as Joint Tenants
20 Chrismar Rd
Ogden Dunes, IN 46368**

After recording return to:
COTTON KEY, LLC
PO BOX 872590
VANCOUVER, WA 98687

This space reserved for recorder's use

Until a change is requested, tax statements
shall be sent to the following address:
COTTON KEY, LLC
PO BOX 872590
VANCOUVER, WA 98687

QUITCLAIM DEED

Cotton Key, LLC, a Wyoming Limited Liability Company, residing at PO Box 872590, Vancouver, WA 98687, Grantors, do hereby remise, release and forever quitclaim unto **George A Kramer and Margaret E W Kramer**, as Joint Tenants, 20 Chrismar Rd, Ogden Dunes, IN 46368, Grantee, all of the Grantor's right, title and interest in that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in **Klamath County**, Oregon, to wit:

See Attachment Exhibit 'A' Made A Part Hereof by Reference.

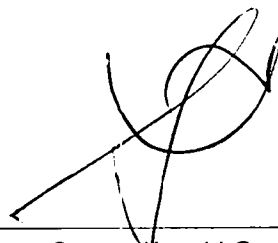
To Have and to Hold the same unto Grantee and Grantee's heirs, successors and assigns forever.

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S 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.

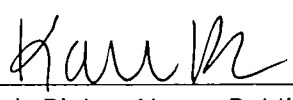
The true consideration for this conveyance is \$1.00 and other good and valuable consideration.

Dated this 22nd day of May, 2025.


S. Seal, as agent, Cotton Key, LLC

State of Washington, County of Clackamas

This instrument was acknowledged before me on 5/22/2025 by S. Seal, as agent for Cotton Key, LLC.


Karie Rinker, Notary Public for the State of Washington
My commission expires: 9/24/2028

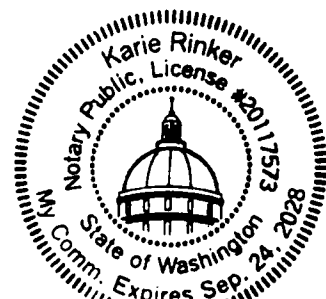


EXHIBIT 'A'

Parcel Number: 183287

MapTaxLot: 3313-03400-02400-000

Legal Description: Lot 12, Block 10, Klamath Fall Forest Estates, Sycan Unit, NLY 415' of ELY 1035'.

EXCEPTING AND RESERVING: All gas and mineral rights, if any, currently held by Grantor.