

Returned at Counter

**2025-005495**  
**Klamath County, Oregon**

AFTER RECORDING RETURN TO:

Nathan J. Ratliff  
Parks & Ratliff, P.C.  
620 Main Street  
Klamath Falls, OR 97601



07/02/2025 01:02:29 PM

Fee: \$107.00

GRANTOR'S NAME AND ADDRESS:

David and Martha Grammer  
2507 Gettle St.  
Klamath Falls, Oregon 97603

GRANTEE'S NAME AND ADDRESS:

D. Frances Young  
905 Prospect Street  
Klamath Falls, OR 97601

SEND TAX STATEMENTS TO:

D. Frances Young  
905 Prospect Street  
Klamath Falls, OR 97601

**QUITCLAIM DEED**

**KNOW ALL MEN BY THESE PRESENTS** that **David Grammer and Martha Grammer**, hereinafter called grantor, for the consideration hereinafter stated, does hereby remise, release and forever quitclaim unto **D. Frances Young**, hereinafter called grantee, and unto grantee's heirs, successors and assigns, 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, State of Oregon, described as follows, to-wit:

Lots 17 and 18, Block 7, ST. FRANCIS PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Map/Tax 3909-002CA-06700, Property ID # R518988

**THE PURPOSE OF THIS QUITCLAIM DEED IS TO TERMINATE AND EXTINGUISH THE FOLLOWING DOCUMENTS:**

- 1. SALE AGREEMENT AND RECEIPT FOR EARNEST MONEY, RECORDED IN KLAMATH COUNTY RECORDS ON MARCH 4, 2021, AS INSTRUMENT NO. 2021-003263;**
- 2. CONTRACT OF SALE DATED MARCH 3, 2021, RECORDED IN KLAMATH COUNTY RECORDS ON MARCH 4, 2021, AS INSTRUMENT NO. 2021-003262;**
- 3. MEMORANDUM OF CONTRACT DATED MARCH 4, 2021, RECORDED IN KLAMATH COUNTY RECORDS ON MARCH 4, 2021, AS DOCUMENT NO. 2021-003261; and**
- 4. AMENDED MEMORANDUM OF CONTRACT OF SALE DATED JUNE 28, 2022, RECORDED IN KLAMATH COUNTY RECORDS OF JUNE 30, 2022, AS INSTRUMENT NO. 2022-008090.**

To have and to hold the same unto grantee and grantee's heirs, successors and assigns forever.

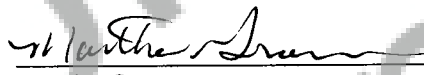
The true and actual consideration paid for this transfer, stated in terms of dollars, is **\$8,644**.

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.

IN WITNESS WHEREOF, the grantor has executed this instrument this 29<sup>th</sup> day of June, 2025.

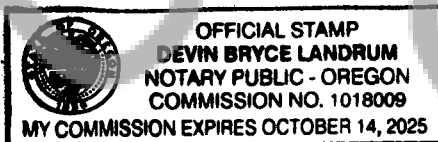
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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, SECTION 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTION 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

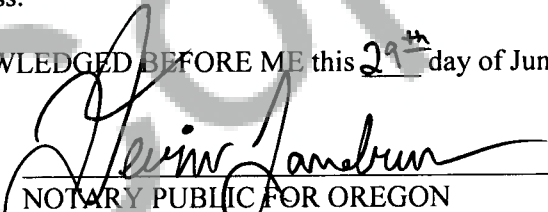
  
David Grammer

  
Martha Grammer

STATE OF OREGON; County of Klamath ) ss.

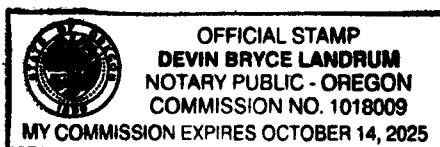
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME this 29<sup>th</sup> day of June, 2025, by David Grammer.

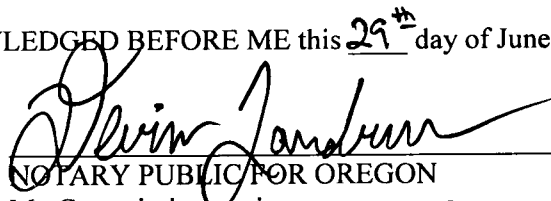


  
NOTARY PUBLIC FOR OREGON  
My Commission expires: 10-14-2025

STATE OF OREGON; County of Klamath ) ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME this 29<sup>th</sup> day of June, 2025, by Martha Grammer.



  
NOTARY PUBLIC FOR OREGON  
My Commission expires: 10-14-2025