

2025-008599

Klamath County, Oregon

09/26/2025 01:49:02 PM

Fee: \$97.00

RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:

**THORNTON BYRON LLP
P.O. BOX 7156
BOISE, IDAHO 83707-1156
208-344-8600**

SEND TAX STATEMENTS TO:

**NICHOLAS P. STAUB AND ALEXANDRIA N. STAUB
21721 SPEARS LANE
MERRILL, OR 97633**

The true consideration for this conveyance is: Other value given

(SPACE ABOVE LINE FOR RECORDER'S USE)

**QUITCLAIM DEED
(21721 SPEARS LANE, MERRILL, OREGON)**

Nicholas Perry Staub, ("Grantor"), does hereby convey, release, remise and forever quitclaim unto Nicholas P. Staub and Alexandria N. Staub, Trustees of the Nick and Lexie Family Trust u/t/d September 25, 2025, whose mailing address is 21721 Spears Lane, Merrill, OR, 97633 ("Grantee"), all of his right, title and interest in and to that certain real property located in Klamath County, Oregon, more particularly described on Exhibit A, attached hereto and made a part hereof.

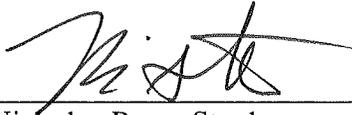
TOGETHER WITH any and all tenements, hereditaments, appurtenances thereunto belonging to or used in connection therewith, and all water and water rights used upon or appurtenant to the the subject lands, however evidenced.

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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

IN WITNESS WHEREOF, Grantor has hereunto subscribed his name to this instrument effective the 25th day of September, 2025.

Grantor:

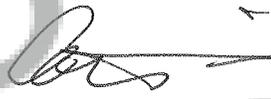


Nicholas Perry Staub

STATE OF IDAHO)
 SS.
COUNTY OF ADA)

On this 25th day of September, 2025, before me, the undersigned Notary Public in and for said State, personally appeared Nicholas Perry Staub, known or identified to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.



NOTARY PUBLIC, STATE OF IDAHO
Resides at: Boise, Idaho
My commission expires: May 17, 2028



EXHIBIT A
(LEGAL DESCRIPTION)

A parcel of land situated in the E1/2 of the NE1/4 of Section 33 and the W1/2 of the NW1/4 of Section 34 in Township 40 South, Range 11 East of the Willamette Meridian, Klamath County Oregon. Being more particularly described as follows:

Beginning at a Klamath County Brass cap marking the 1/4 corner common to said sections 33 and 34, thence along the quarter section line of said Section 33, North $89^{\circ}52'59''$ West, 1324.91 feet more or less, to the CE1/16 corner of said Section 33; thence North $00^{\circ}03'35''$ East, 2652.30 feet more or less, to the E1/16 corner of said Section 33; thence along the north section line of said Section 33, South $89^{\circ}57'48''$ East, 1323.42 feet more or less, to the Section corner common to Sections 27, 28, 33 and 34 of said Township and Range; thence along the north line of said Section 34, S $89^{\circ}55'00''$ East, 1312.50 feet more or less, to the W1/16 corner of said Section 34; thence South $00^{\circ}05'05''$ East, 2649.51 feet more or less, to the CW1/16 corner of said Section 34; thence along the quarter section line of said Section 34, S $89^{\circ}58'29''$ West, 1320.07 feet more or less, to the point of beginning

also described as unsurveyed Parcel 1 of Land Partition 12-07, situated in the East 1/2 of the NE1/4 of Section 33, the SE 1/4 SW1/4 and the S1/2 SE1/4 of Section 27, and the N1/2 Section 34, Township 40 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, recorded October 31, 2007 as 2007-018675