

Returned at Counter

RECORDING COVER SHEET (Please Print or Type)

The information on this sheet is a reflection of the attached instrument for the purpose of meeting first page recording requirements, ORS 205.234.

If this cover page is included with your document, please add \$5.00 to the total recording fees.

2025-009282

Klamath County, Oregon



00348472202500092820030032

10/16/2025 04:10:41 PM

Fee: \$97.00

AFTER RECORDING RETURN TO:

Andrew C. Brandsness
Brandsness, Brandsness & Rudd, P.C.
411 Pine Street
Klamath Falls, OR 97601

1) TITLE(S) OF THE TRANSACTION(S) ORS 205.234(a)

Quitclaim Deed

2) DIRECT PARTY / GRANTOR(S) ORS 205.125(1)(b) and 205.160

Keith Rader
3361 Encinal
La Crescenta, CA 91214

3) INDIRECT PARTY / GRANTEE(S) ORS 205.125(1)(a) and 205.160

Scott Rader
1726 Willow Drive
Glendale, CA 91208

4) TRUE AND ACTUAL CONSIDERATION

ORS 93.030(5) – Amount in dollars or other

\$ _____ Other

5) SEND TAX STATEMENTS TO:

Marjorie Rader
16325 W. Spring Canyon Way
Surprise, AZ 85374

6) SATISFACTION of ORDER or WARRANT

ORS 205.125(1)(e)

CHECK ONE: FULL
(If applicable) PARTIAL

7) The amount of the monetary obligation imposed by the order or warrant. ORS 205.125(1)(c)

\$ _____

8) If this instrument is being Re-Recorded, complete the following statement, in accordance with ORS 205.244: "RERECORDED TO CORRECT the legal description PREVIOUSLY RECORDED IN BOOK _____ AND PAGE _____, OR AS FEE NUMBER M05-63720."

State of Oregon, County of Klamath
Recorded 05/26/05 2:38 p m
Vol M05 Pg 38841
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1

05 MAY 26 PM 2:00

M05-63720

Klamath County, Oregon
09/08/2005 08:35:19 AM
Pages 1 Fee: \$21.00

A298-10
R298-04

QUITCLAIM DEED

THIS QUITCLAIM DEED, Executed this 24 day of MAY 2005,
by first party, KEITH RADER
whose post office address is 3361 ENCINAL AVE
LA CRESCENTA 91214 CA
to second party, SCOTT RADER
whose post office address is 1726 WILLOW DR GLENDALE CA 91208

WITNESSETH, That the said first party, for good consideration and for the sum of
Dollars (\$ 0) paid by the said second party, the receipt whereof is hereby
acknowledged, does hereby remise, release and quitclaim unto the said second party forever, all the right, title, interest and claim which the said first party has in and to the following described parcel of land, and improvements and appurtenances thereto in the County of KLAMATH, State of OREGON to wit:
Township 36 south, Range 12 EAST, W.M. SECTION 35: South 1/2 of South of Northeast 1/4 of South east 1/4
(15 acres) and 1/2 of North 1/2 of South 1/2 of Northeast 1/4 of Southeast 1/4

IN WITNESS WHEREOF, The said first party has signed and sealed these presents the day and year first above written. Signed, sealed and delivered in presence of:

Dennis E. Baldi
Signature of Witness
DENNIS E. BALDI
Print name of Witness
STUART LANNINE
Signature of Witness
STUART LANNINE
Print name of Witness

Keith A. Rader
Signature of First Party
KEITH A. RADER
Print name of First Party
Keith A. Rader
Signature of First Party
KEITH A. RADER
Print name of First Party

State of California)
County of Los Angeles
On May 27, 2005 before me, Rose Meline - Notary Public
appeared Keith A. Rader

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/s/he/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.
Rose Meline
Signature of Notary

Affiant Known Produced ID CA Driver License
Type of ID
(Seal)
(Revised 12/95)

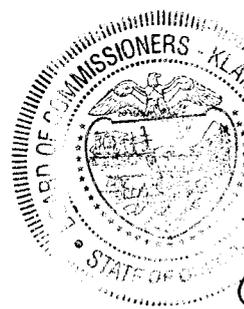
BEING RE RECORDED TO ADD LEGAL DESCRIPTION



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Unofficial
Copy



State of Oregon
County of Klamath
I hereby certify that instrument #2005-063720,
recorded on 9/8/2005, consisting of 1 page(s),
is a correct copy as it appears on record at the
Klamath County Clerk's office.

Rochelle Long, Klamath County Clerk
Date: October 16th, 2025

A handwritten signature in black ink, appearing to read "Daniel Beard".

Daniel Beard

EXHIBIT "1"
CORRECTED LEGAL DESCRIPTION

Township 36 South, Range 12 East, W.M.

Section 35: South $\frac{1}{2}$ of South $\frac{1}{2}$ of Northeast $\frac{1}{4}$ of Southeast $\frac{1}{4}$
and South $\frac{1}{2}$ of North $\frac{1}{2}$ of South $\frac{1}{2}$ of Northeast $\frac{1}{4}$ of Southeast $\frac{1}{4}$.
(15 Acres)

Subject to: 30' wide easement for public road along the westerly
boundary and along the easterly boundary and subject to any
easements and rights of way of record and those apparent on the
land

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