

Returned at Counter  
Scott Carter PC

2026-000633

Klamath County, Oregon



00352007202600006330020023

01/22/2026 08:46:31 AM

Fee: \$92.00

**AFTER RECORDING RETURN TO:**

Courtney K. Sheldon  
5709 Airway Drive  
Klamath Falls, OR 97603

**SEND TAX STATEMENTS TO:**

Courtney K. Sheldon  
5709 Airway Drive  
Klamath Falls, OR 97603

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**QUIT CLAIM DEED**

BE IT KNOWN BY ALL, that Scott D. Sheldon ("Grantor"), releases and quitclaims to Courtney K. Sheldon ("Grantee"), all right, title, interest and claim to the following described real property commonly known as 5709 Airway Drive, Klamath Falls, OR, 97603, situated in the County of Klamath, State of Oregon, to-wit:

**That portion of the SE 1/4 SE 1/4 of Section 14, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, lying East of K.I.D. Lateral A-3-a (F-4), more particularly described as follows:**

**Beginning at the Southeast corner of said Section 14; thence Westerly along the South line of said Section 14 a distance of 287.00 feet to the East boundary of K.I.D. Lateral A-3-a (F-4); thence Northerly along the East boundary of said Lateral to the North line of the SE 1/4 SE 1/4 of said Section 14; thence Easterly along the North line of the SE 1/4 SE 1/4 of said Section 14 a distance of 311.0 feet to the East line of said Section 14; thence Southerly along the East line of said Section 14 to the point of beginning, less the County Road right of way along the South boundary of the above described property.**

**ALSO LESS that portion conveyed to Klamath County for road purposes included in a strip of land 100 feet in width, 50 feet on each side of the center line of a County Road, which center line is described as follows:**

**Beginning at Engineer's center line Station 392+46.69, said station being 1407.15 feet North and 1325.54 feet West of the Southeast corner of Section 14, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon; thence North 89° 57' 40" East 1052 feet; thence on a 2000 foot radius curve right (the long chord of which bears South 85° 25' 12" East) 322.46 feet; thence South 80° 48' 04" East 458.10 feet; thence on a 2000 foot radius curve left (the long chord of which bears South 85° 48' 33" East) 349.62 feet; thence North 89° 10' 58" East 871.13 feet to Engineer's center line Station 360+00.**

FOR A VALUABLE CONSIDERATION, in that this transfer is part of a settlement in a dissolution of marriage action, Klamath County Circuit Court, Case No. 25DR19897, that is hereby acknowledged.

ORS 93.040

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.

FOR A VALUABLE CONSIDERATION, in that this transfer is part of a settlement in a dissolution of marriage action, Klamath County Circuit Court, Case No. 25DR19897, that is hereby acknowledged.

TO HAVE AND TO HOLD all of Grantor's right, title and interest in and to the above described property unto the said Grantee, Grantee's heirs, administrators, executors, successors and/or assigns forever; so that neither Grantor nor Grantor's heirs, administrators, executors, successors and/or assigns shall have, claim or demand any right or title to the aforesaid property, premises or appurtenances or any party thereof.


Dated this 9 day of January, 2026

[Redacted signature]

Scott D. Sheldon, Grantor

STATE OF OREGON            )  
                                          ) ss.  
County of Klamath         )

Subscribed and sworn to before me this 9 day of January, 2026, by Scott D. Sheldon.

  
Notary Public for Oregon  
My commission expires: 9/20/27

