

2017-007175

Klamath County, Oregon



00206027201700071750030030

06/30/2017 08:35:08 AM

Fee: \$52.00

After recording, please return to, and
until a change is requested, send all
tax statements to the following address:

Terry Crafton
Tammy Crafton
117 Oakleigh Lane
Eugene, OR 97404
Parcel ID: Tract 1069, Block 8, Lot 2

QUITCLAIM DEED

Under ORS 93.865

BY THIS QUITCLAIM DEED, executed this 13th day of June , 2017 , the grantor,

Terry L. Crafton
117 Oakleigh Lane
Eugene, OR 97404 Married

releases and quitclaims to the grantee,

Terry L. Crafton, 117 Oakleigh Lane, Eugene, OR 97404 (Married to Tammy Crafton)
Tammy L. Crafton, 117 Oakleigh Lane, Eugene, OR 97404 (Married to Terry Crafton)
(Co-ownership)

Beneficiary is Kevin Allen Crafton-Martinson - 541-579-5524
for the true consideration of

This transfer is exempt (inheritance from my father's estate and I am putting my wife's name on)
all the grantor's right, title, interest in and to the following described parcel of land in
Klamath County, Oregon, legally described as:

Lot 2, Block 8, TRACT NO. 1069, according to the official plat thereof on file in the office of
the County Clerk of Klamath County, Oregon.
Map: R-26070991Co-08400-000, Code: 252
Property Tax Account No: R164878

Commonly known as: No Street Address, but on Calico Way, Lot 2, Klamath County, OR

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, the grantor has signed and sealed these presents on the day and year first above written.

Terry L. Crafton
Signature
Terry L. Crafton
Print name
Guarantor
Capacity

Stacy Ivey
Signature
Stacy Ivey
Print name
Witness
Capacity

Signature

Print name

Capacity

Signature

Print name

Capacity

Construe all terms with the appropriate gender and quantity required by the sense of this deed.

STATE OF Oregon }
COUNTY OF Lane }

This record was acknowledged before me on this 13th day of June, 2017 by

Terry L Crafton

M. Janelle Welling
Notary Public
Janelle Welling
Print name
My commission expires: 10-27-18

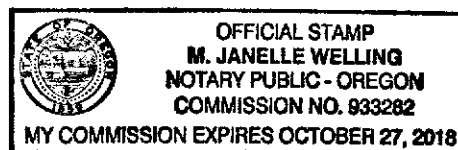


Exhibit A

Lloyd Crafton and Lois Crafton were the prior owners of the property since 1988. Lois Crafton passed away on May 21, 1999, Lloyd Crafton never removed her from the Deed.

Lloyd Crafton passed away on March 11, 2016. His estate went to probate. On 4/21/17 the Estate Attorney's office filed for the Personal Representative's Deed. When the Deed came back we realized Lois Crafton had never been removed from the Deed.

On 5/22/17 Lois Crafton's certificate of death was filed and recorded with Klamath County. This left Terry Crafton as the sole owner. Terry Crafton is married to Tammy Crafton.

The purpose of this QuitClaim Deed is to list Terry and Tammy Crafton as Guarantee's and to list Kevin Allen Crafton-Martinson (Terry and Tammy Crafton's son) as beneficiary of this property.