



470321073496

RECORDING REQUESTED BY:



180 Lithia Way, Ste 101
Ashland, OR 97520

GRANTOR'S NAME:
Maximum Equity, LLC

GRANTEE'S NAME:
Jonathan Quitt and Nanette Quitt

AFTER RECORDING RETURN TO:
Order No.: 470321073496-MB
Jonathan Quitt and Nanette Quitt, as tenants by the entirety
4561 Marissa Circle
Medford, OR 97504

SEND TAX STATEMENTS TO:
Jonathan Quitt and Nanette Quitt
4561 Marissa Circle
Medford, OR 97504

TL 700 Snowpack Circle, Klamath Falls, OR 97601

2021-002459

Klamath County, Oregon

02/18/2021 01:20:00 PM

Fee: \$87.00

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Maximum Equity, LLC, an Oregon limited liability company, Grantor, conveys and warrants to Jonathan Quitt and Nanette Quitt, as tenants by the entirety, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Klamath, State of Oregon:

Lot 1, Block 5, Tract No. 1077, Lakewoods Subdivision Unit No. 3, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS THIRTY THOUSAND AND NO/100 DOLLARS (\$30,000.00). (See ORS 93.030).

Subject to:

Covenants, Conditions, Restrictions, Reservations, set back lines, Power of Special Districts, and easements of Record, if any.

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.

STATUTORY WARRANTY DEED

(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated 2-16-2021; if a corporate grantor, it has caused its name to be signed by order of its board of directors.

Maximum Equity, LLC

BY: [Signature]

Patrick F Brown
Member

State of OREGON

County of Washington

This instrument was acknowledged before me on February 16th, 2021 by Patrick F. Brown as Member of Maximum Equity, LLC.

[Signature]
Notary Public - State of Oregon

My Commission Expires: June 23rd, 2023

