

After Recording, Return to:  
eLegacy Law, PLLC  
8596 N. Wayne Drive, Suite B  
Hayden, ID 83835

Mail Tax Statements to:  
Oliver R. Spires, II and Dianne E. Spires, Trustees  
224 Mountain View Blvd.  
Klamath Falls, OR 97601

### **QUIT CLAIM DEED**

Grantors, **Oliver R. Spires and Dianne Elizabeth Spires**, husband and wife with rights of survivorship, hereby convey and release to Grantees, **Oliver R. Spires, II and Dianne E. Spires, Trustees of the DESORS Living Trust dated April 11, 2024**, the following described real property, situated in the County of Klamath, State of Oregon, to wit:

**Lots 20, 21 and 22 of Block 16 of Industrial Addition to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, SAVING AND EXCEPTING the deeded right of way in Volume 65 page 605, Deeds of Records of Klamath County, Oregon.**  
**More commonly known as 101 E. Main Street, Klamath Falls, OR**  
**Map: 3809-033BA-04900/Acct: 416320**

SUBJECT TO: Encumbrances, covenants, conditions, restrictions, easements, and exceptions, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The True consideration for this conveyance is estate-planning purposes.

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.

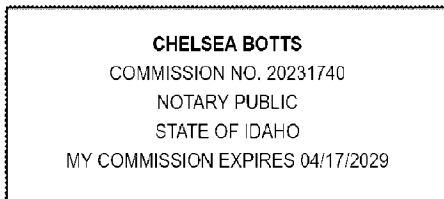
Date: April 11, 2024

Oliver R. Spires II  
**Oliver R. Spires**  
Grantor

Dianne E. Spires  
**Dianne Elizabeth Spires**  
Grantor

STATE OF IDAHO            )  
  ) ss  
COUNTY OF KOOTENAI )

On April 11, 2024, before me, Chelsea Botts, the undersigned Notary, personally appeared **Oliver R. Spires and Dianne Elizabeth Spires**, proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument, and acknowledged that they executed the same.



Chelsea Botts  
Notary Public  
My Commission Expires: 4/17/2029  
Notarized remotely online using communication technology via Proof.