

2024-003137

Klamath County, Oregon

RECORDING COVER SHEET (Please print or type)

This cover sheet was prepared by the person presenting the instrument for recording. The information on this sheet is a reflection of the attached instrument and was added for the purpose of meeting first page recording requirements in the State of Oregon, and does NOT affect the instrument. ORS 205.234



00327564202400031370040045

04/25/2024 09:59:16 AM

Fee: \$97.00

After recording return to:

ORS 205.234(1)(c)

Recording Office

Theodore William Crites
3061 Forest View Drive
Chiloquin OREGON 97624

1. Title(s) of the transaction(s)

ORS 205.234(1)(a)

Grant Deed

2. Direct party(ies) / grantor(s)

Name(s)

ORS 205.234(1)(b)

Theodore William Crites

3. Indirect party(ies) / grantee(s)

Name(s)

ORS 205.234(1)(b)

Theodore William Crites (Trust)
M&M 2022 Holdings (Trustee)

4. True and actual consideration:

ORS 205.234(1) Amount in dollars or other

\$ 1.00

Other: Good & valuable
consideration

5. Send tax statements to:

ORS 205.234(1)(e)

Theodore William Crites
3061 Forest View Drive
Chiloquin Oregon 97624

6. Satisfaction of lien, order, or warrant:

ORS 205.234(1)(f)

☐ FULL☐ PARTIAL

N/A

7. The amount of the monetary obligation imposed by the lien, order, or warrant:

ORS 205.234(1)(f)

\$ 0

8. Previously recorded document reference:

2017-001431

9. If this instrument is being re-recorded complete the following statement:

ORS 205.244(2)

"Rerecorded at the request of
to correct

previously recorded in book

and page

, or as fee number

N/A

Print Form

Reset Form

THIS SPACE PROVIDED FOR RECORDER'S USE ONLY:

WHEN RECORDED RETURN TO:

Theodore William Crites
3061 forest view drive
Chiloquin, Oregon, 97624

GRANT DEED

THE GRANTOR(S),

- Theodore William Crites, a single person,

for and in consideration of: One Dollar (\$1.00) and other good and valuable consideration grants

to the GRANTEE(S):

- Theodore William Crites Trust, M&M 2022 HOLDINGS LLC, Trustee, 2122 W 1800
N suite 111, Clinton, Davis County, Utah, 84015,

the following described real estate, situated in the County of Klamath, State of Oregon:

(LEGAL DESCRIPTION):

Lot 29 in Block 12 of Oregon Shores Subdivision, Tract No. 1053, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

Subject to existing taxes, assessments, liens, encumbrances, covenants, conditions, restrictions, rights of way and easements of record the grantor hereby covenants with the Grantee(s) that Grantor is lawfully seized in fee simple of the above granted premises and has good right to sell

and convey the same.

Tax Parcel Number: 3507-006AC-12300

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. 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.

Grantor Signatures:

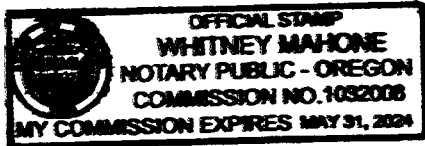
DATED: 3/3/2024

Theodore William Crites

Theodore William Crites
3061 forest view drive
Chiloquin, Oregon, 97624

STATE OF OREGON, COUNTY OF KLAMATH, ss:

This instrument was acknowledged before me on this 3rd day of March,
2024 by Theodore William Crites.



A handwritten signature in black ink, appearing to read 'Whitney Mahone', written over a horizontal line.

Notary Public

Signature of person taking acknowledgment

"Whitney Mahone, NOTARY Public"

Title (and Rank)

My commission expires 5/31/2024