

2024-003833

Klamath County, Oregon

05/15/2024 02:57:02 PM

Fee: \$97.00

Record and Return to:
Fidelity National Title Group
6500 Pinecrest Drive, Suite 600
Plano, TX 75024

This Instrument Prepared By:
National Deed Network, Inc
36181 East Lake Road #382
Palm Harbor, FL 34685

Return To & Mail Tax Statements To:
Maci Newton and Joshua Ross
149065 Mabel,
La Pine, OR 97739

APN: 130272
Order #: CPT-2024030364

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF one AND 00/100 DOLLARS (\$1.00) and NO other good or valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, between James Sutton and Maci Newton, not as tenants in common, but with rights of survivorship as "Grantor", does hereby remise, release, and forever quitclaim unto, Maci Newton, an unmarried woman and Joshua Ross, an unmarried man as joints tenants with rights of survivorship, hereinafter "Grantee", whose address is 149065 Mabel, La Pine, OR 97739, the following lands and property, together with all improvements located thereon, lying in the County of Klamath, State of Oregon to-wit:

SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT A

APN: 130272
Property Address: 149065 Mabel, La Pine, OR 97739

This instrument will 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 approved uses and to determine any limits or lawsuits against farming or forest practices as defined on ORS 30.930.

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by Grantor, if any, which are reserved by Grantor.

SUBJECT to all easements, right-of way, protective covenants and minerals reservations of record, if any

The true consideration for this conveyance is \$1.00 (Here comply with the requirements of ORS 93.030).

TO HAVE AND TO HOLD same unto Grantee and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

In construing this deed, where the context so required, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

Taxes for tax year _____ shall be ___ prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or ___ paid by Grantee, or ___ paid by Grantor.

The property herein conveyed ___ is not a part of the homestead of Grantor, or ___ is part of the homestead of Grantor.

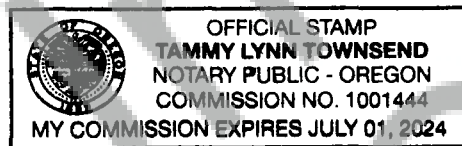
WITNESS Grantors' hand this the 6 day of MAY 2024


James Sutton


This instrument will 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 approved uses and to determine any limits on lawsuits against farming or forest practices as defined or ORS 30.930.

STATE OF Oregon
COUNTY OF Klamath

This instrument was acknowledged before me on May 6, 2024 (date) James Sutton.



My Commission Expires: July 1, 2024


Notary Public
Tammy Lynn Townsend
Print Name

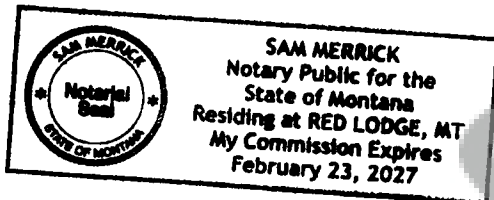
WITNESS Grantors' hand this the 4th day of May, 2024

[Signature]
Maci Newton

This instrument will 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 approved uses and to determine any limits on lawsuits against farming or forest practices as defined or ORS 30.930.

STATE OF MT
COUNTY OF Carbon

This instrument was acknowledged before me on 5/4/24 (date) Maci Newton.



[Signature]
Notary Public

Sam Merrick
Print Name

My Commission Expires: 2-23-2027

No title search was performed on the subject property by the preparer. The preparer of this deed makes no representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantors/Grantees and /or their agents, no boundary survey was made at the time of this conveyance.

EXHIBIT A

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF KLAMATH, STATE OF OREGON, AND IS DESCRIBED AS FOLLOWS:

LOT 11, BLOCK 17, SECOND ADDITION TO RIVER PINE ESTATES, IN THE COUNTY OF KLAMATH, STATE OF OREGON.

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Parcel ID:130272

Map#2309-0130-05900

Commonly known as 149065 Mabel Dr, La Pine, OR 97739
However, by showing this address no additional coverage is provided