

After Recording Return to:
First American Title



After recording return to:
Richard Goss and Laurel Paige
Turnquist
7464 Howard Rd
La Pine, OR 97739

Until a change is requested all tax
statements shall be sent to the
following address:
Richard Goss and Laurel Paige
Turnquist
7464 Howard Rd
La Pine, OR 97739

File No.: 7061-4178374 (JS)
Date: June 24, 2024

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Carol J. Crouch, Trustee, of the Crouch Family Trust dated November 9, 2023,
Grantor, conveys and warrants to **Richard Goss and Laurel Paige Turnquist as tenants by
the entirety,** Grantee, the following described real property free of liens and encumbrances,
except as specifically set forth herein:

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as
follows:

**Lot 8 in Block 1, ANTELOPE MEADOWS, according to the official plat thereof on file
in the office of the County Clerk of Klamath County, Oregon.**

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may
appear in the public record, including those shown on any recorded plat or survey.
2. Taxes for the fiscal year 2024-2025 a lien due, but not yet payable

The true consideration for this conveyance is **\$250,000.00.** (Here comply with requirements
of ORS 93.030)

APN: 135758

Statutory Warranty Deed
- continued

File No.: 7061-4178374 (JS)

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.

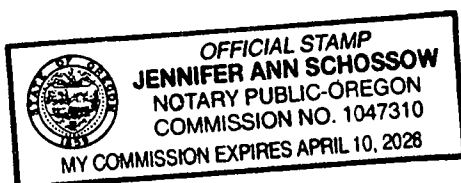
Dated this 18th day of July, 2024.

Crouch Family Trust dated November 9,
2023

Carol J. Crouch
Carol J. Crouch, Trustee

STATE OF Oregon)
County of ✓ Klamath) ss.
Deschutes)

This instrument was acknowledged before me on this 18th day of July, 2024 by Carol J. Crouch as Trustee of the Crouch Family Trust dated November 9, 2023, on behalf of the Trust.



[Signature]
Notary Public for Oregon
My commission expires: 4-10-2028
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