

Record and return to
Fidelity National Title Insurance
6500 Pinecrest Drive,
Suite 600, Plano, TX 75024

~~AFTER RECORDING RETURN TO:~~

First Source Title Agency, Inc.
7717 Victory Lane, Suite B
North Ridgeville, OH 44039
File No. FS2407113972

MAIL TAX STATEMENTS TO:
Dustin Howell and Jessica L. Howell
1320 Morningside Lane
Klamath Falls, OR 97603

Tax ID No.: 581962

QUITCLAIM DEED

THIS DEED made and entered into on this 0th day of August, 2024, by and between **Dustin Howell, a married man**, residing at 1320 Morningside Lane, Klamath Falls, OR 97603, hereinafter referred to as Grantor(s) and **Dustin Howell and Jessica L. Howell, husband and wife, as tenants by the entirety**, residing at 1320 Morningside Lane, Klamath Falls, OR 97603, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s) do this day remise, release and quitclaim to the said Grantee(s) the following described real estate located in Klamath County, Oregon:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Commonly known as: 1320 Morningside Lane, Klamath Falls, OR 97603

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS (CHECK ONE):

- ☒ \$ 0.00
☐ For Valuable Consideration
☐ Love & Affection
☐ Gift
☐ To Change Vesting. See ORS 93.030.

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, rights-of-way and limitations of record, if any.

Prior instrument reference: Instrument No. 2021-008052, Recorded: 05/20/2021

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee(s) and unto the heirs, administrators, successors or assigns of the Grantee(s) forever in FEE SIMPLE.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON(S) TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE RIGHTS, IF ANY, OF THE PERSON(S) 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(S) 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 08 day of August, 2024.

Dustin Howell
Dustin Howell

STATE OF OREGON
COUNTY OF CLATSOP

The foregoing instrument was acknowledged before me on this 8 day of Aug, 2024 by Dustin Howell.

[Signature]
Notary Public

Notary Public for State of OREGON
My Commission Expires 6/23/26

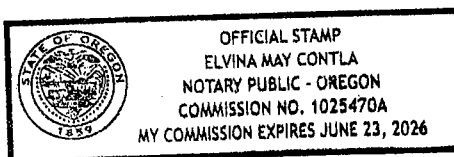


Exhibit A

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

BEGINNING AT A POINT IN THE CENTER LINE OF MORNINGSIDE LANE, A 40 FOOT ROADWAY FROM WHICH THE NORTHWESTERLY CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 39 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, BEARS SOUTH 88° 50 1/2' WEST ALONG THE CENTER LINE OF SAID MORNINGSIDE LANE 955 FEET AND NORTH 0° 10' EAST ALONG THE WESTERLY BOUNDARY OF SAID SECTION 21, 858.0 FEET; RUNNING THENCE SOUTH 0° 10' WEST 475.8 FEET, MORE OR LESS, TO A POINT IN THE NORTHERLY BOUNDARY OF THE RIGHT OF WAY OF THE UNITED STATES RECLAMATION SERVICE PROJECTS NO. 1-N DRAIN; THENCE NORTH 88° 48' EAST, ALONG THE SAID RIGHT OF WAY BOUNDARY LINE 97 FEET; THENCE SOUTHEASTERLY ALONG SAID RIGHT OF WAY BOUNDARY LINE TO ITS INTERSECTION WITH THE SOUTH LINE OF THE SW1/4 NW1/4 OF SAID SECTION 21; THENCE NORTH 88° 48' EAST ALONG THE SOUTHERLY BOUNDARY OF SAID SW1/4 NW1/4, 368 FEET; THENCE NORTH 0° 10' EAST, 505.2 FEET, MORE OR LESS, TO A POINT IN THE SAID CENTER LINE OF MORNINGSIDE LANE; THENCE SOUTH 88° 50 1/2' WEST ALONG THE SAID CENTER LINE 480 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

Parcel ID:581962

Commonly known as 1320 Morningside Lane, Klamath Falls, OR 97603
However, by showing this address no additional coverage is provided