

2024-009378

Klamath County, Oregon

10/29/2024 08:16:01 AM

Fee: \$92.00

AFTER RECORDING RETURN TO:

GODEEDS, INC.

Attn: LegalZoom Dept.

8940 Main Street

Clarence, NY 14031

File No. 577020046-83555776

Mail Tax Statements To:

William Delray Dutton and Mary Joanne Dutton

3720 LaMarada Way

Klamath Falls, OR 97603

Tax ID No.: 562661

QUIT CLAIM DEED

THIS DEED made and entered into on this 22 day of Oct, 2024, by and between **William Delray Dutton and Mary Joanne Dutton, husband and wife**, a mailing address of 3720 LaMarada Way, Klamath Falls, OR 97603, hereinafter referred to as Grantor(s) and **William Delray Dutton and Mary Joanne Dutton, as Trustees of The William Delray Dutton and Mary Joanne Dutton Living Trust**, dated 10-22-2024 and any amendments thereto, a mailing address of 3720 LaMarada Way, Klamath Falls, OR 97603, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ONE and NO/100 (\$1.00) DOLLAR, cash in hand paid, the receipt of which is hereby acknowledged, have this day remise, release, quitclaim and convey to the said Grantee(s) the following described real estate located in Klamath County, OREGON:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Also known as: 3720 La Marada Way, Klamath Falls, OR 97603

SUBJECT TO EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, AND LIMITATIONS OF RECORD, IF ANY.

Prior instrument reference: Book M 77, Page 9351, Recorded: 05/27/1977

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.

And that said conveyance does not render the Grantor(s) insolvent nor is it for the purpose of defrauding any of the creditors of the Grantor(s).

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.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS \$1.00. See ORS 93.030.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

William Delray Dutton
William Delray Dutton

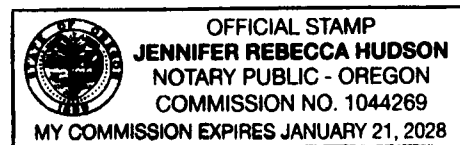
Mary Joanne Dutton
Mary Joanne Dutton

STATE OF Oregon
COUNTY OF Klamath

This instrument was acknowledged before me on 10/22/2024 by William Delray Dutton and Mary Joanne Dutton.

[Signature]
NOTARY PUBLIC

NOTARY PUBLIC FOR STATE OF Oregon
MY COMMISSION EXPIRES 1/21/28



**EXHIBIT A
LEGAL DESCRIPTION**

The following described real property free of encumbrances except as specifically set forth herein situated in Klamath County, Oregon, to-wit:

Lot 17 in Block 14, Tract 1112, EIGHTH ADDITION TO SENSET VILLAGE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

APN: 562661

PROPERTY COMMONLY KNOWN AS: 3720 La Marada Way, Klamath Falls, OR 97603