

RECORDING REQUESTED BY:



147 First St., Ste 102
Ashland, OR 97520

2024-010565

Klamath County, Oregon

12/06/2024 10:41:02 AM

Fee: \$87.00

GRANTOR'S NAME:

William Dale Quitt and Sandra Lee Quitt, Trustees
of the Quitt Family Trust

GRANTEE'S NAME:

Vertex Holdings, LLC

AFTER RECORDING RETURN TO:

Order No.: 470324091830-MB

Vertex Holdings, LLC, an Oregon limited liability
company

7318 Pine Ridge Drive
Medford, OR 97504

SEND TAX STATEMENTS TO:

Vertex Holdings, LLC
7318 Pine Ridge Drive
Medford, OR 97504

APN/Parcel ID(s): 72174

Tax/Map ID(s): 3805-005A0-00900

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

William Dale Quitt and Sandra Lee Quitt, Trustees of the Quitt Family Trust, Grantor, conveys and warrants to Vertex Holdings, LLC, an Oregon limited liability company, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Klamath, State of Oregon:

Lot 3 in Block 5, LAKEWOODS SUBDIVISION UNIT NO. 3, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS FORTY THOUSAND AND NO/100 DOLLARS (\$40,000.00). (See ORS 93.030).

Subject to:

Covenants, Conditions, Restrictions, Reservations, set back lines, Power of Special Districts, and easements of Record, if any.

STATUTORY WARRANTY DEED
(continued)

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.

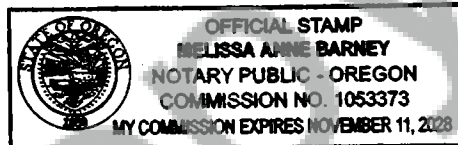
IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: 12-4-24

Quitt Family Trust

BY: William Dale Quitt
William Dale Quitt
Trustee

BY: Sandra L. Quitt
Sandra Lee Quitt
Trustee



State of Oregon
County of Jackson

This instrument was acknowledged before me on 12/4/24 by William Dale Quitt and Sandra Lee Quitt, Trustees of the Quitt Family Trust.

Melissa Anne Barney, Notary Public - State of Oregon

My Commission Expires: November 11, 2028