

RECORDING REQUESTED BY:



147 First St., Ste 102
Ashland, OR 97520

2024-010584
Klamath County, Oregon
12/06/2024 01:17:01 PM
Fee: \$87.00

GRANTOR'S NAME:
Jonathan Quitt and Nanette Quitt

GRANTEE'S NAME:
Brandon Dahl and Tiffany Dahl

AFTER RECORDING RETURN TO:
Order No.: 470324091829-MB
Brandon Dahl and Tiffany Dahl, as tenants by the
entirety
2964 Fairview Drive
Medford, OR 97504

SEND TAX STATEMENTS TO:
Brandon Dahl and Tiffany Dahl
2964 Fairview Drive
Medford, OR 97504

APN/Parcel ID(s): 72192
Tax/Map ID(s): 3805-005A0-00700

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Jonathan Quitt and Nanette Quitt, as tenants by the entirety, Grantor, conveys and warrants to Brandon Dahl and Tiffany Dahl, as tenants by the entirety, 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 1, Block 5, Tract No. 1077, Lakewoods Subdivision Unit No. 3, according to the official plat thereof on file in the office of the County Clerk, 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.

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.

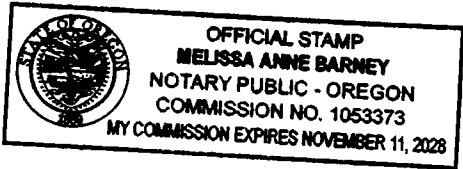
STATUTORY WARRANTY DEED
(continued)

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

Dated: 12-4-2024

[Signature]
Jonathan Quitt

[Signature]
Nanette Quitt



State of Oregon
County of Jackson

This instrument was acknowledged before me on 12/4/24 by Jonathan Quitt and Nanette Quitt.

[Signature]
Melissa Anne Barney, Notary Public - State of Oregon

My Commission Expires: November 11, 2028

Unofficial Copy