

668281 Am

2025-000924

Klamath County, Oregon

02/11/2025 01:07:01 PM

Fee: \$92.00

AFTER RECORDING RETURN TO:

GODEEDS, INC.

Attn: LegalZoom Dept.

8940 Main Street

Clarence, NY 14031

File No. 537431663-62304035

Mail Tax Statements To:

Sharon Kay Crites and Timothy Joel Crites

151923 Conestoga Road

La Pine, OR 97739

Tax ID No.: R-2309-012B0-00300-000

QUIT CLAIM DEED

THIS DEED made and entered into on this 31 day of Jan., 2025, by and between **Tim Crites and Sharon Crites, as tenants by the entirety**, a mailing address of 151923 Conestoga Road, La Pine, OR 97739, hereinafter referred to as Grantor(s) and **Sharon Kay Crites and Timothy Joel Crites, as trustees of The Sharon Kay Crites and Timothy Joel Crites Living Trust**, dated 11/31/2025, a mailing address of 151923 Conestoga Road, La Pine, OR 97739, 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: 151923 Conestoga Road, La Pine, OR 97739

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

Prior instrument reference: Document Number: 2018-012134, Recorded: 10/03/2018

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).

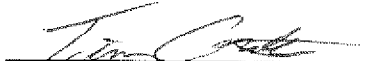
Return To:  AmeriTitle


Recorded by AmeriTitle as an accommodation only. No liability is accepted for the condition of title or for the validity, sufficiency, or effect of this document.

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.


Tim Crites


Sharon Crites

STATE OF Oregon
COUNTY OF Deschutes

This instrument was acknowledged before me on January 31, 2025 by Tim Crites and Sharon Crites.


NOTARY PUBLIC

NOTARY PUBLIC FOR STATE OF Oregon
MY COMMISSION EXPIRES January 9, 2028

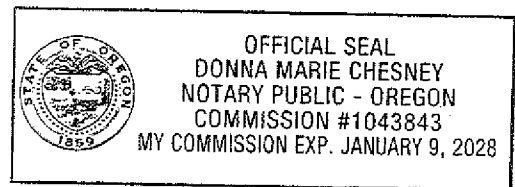


EXHIBIT A
LEGAL DESCRIPTION

The following described real property in the County of Klamath and State of Oregon free of encumbrances except as specifically set forth herein:

Lot 3, Block 1, Wagon Trail Acreages No. 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

APN: R-2309-012B0-00300-000

PROPERTY COMMONLY KNOWN AS: 151923 Conestoga Road, La Pine, OR 97739