

**2025-001418**

**Klamath County, Oregon**

02/28/2025 08:44:01 AM

Fee: \$92.00

After Recording, Return to:  
eLegacy Law, PLLC  
8596 N. Wayne Drive, Suite B  
Hayden, ID 83835

**Mail Tax Statements to:**

John Morehouse and Trenna Morehouse, Trustees  
5305 Hilldale Street  
Klamath Falls, OR 97603

**QUIT CLAIM DEED**

Grantors, **John F. Morehouse and Trenna M. Morehouse, husband and wife, as tenants by the entirety**, convey and release to Grantees, **John Morehouse and Trenna Morehouse, Trustees of the John and Trenna Morehouse Living Trust dated February 27, 2025**, and any amendments thereto, the following described real property, situated in the County of Klamath, State of Oregon, to wit:

**See Exhibit A attached hereto**

SUBJECT TO: Encumbrances, covenants, conditions, restrictions, easements, and exceptions, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The True consideration for this conveyance is estate-planning purposes.

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.

Date: February 27, 2025

John Morehouse

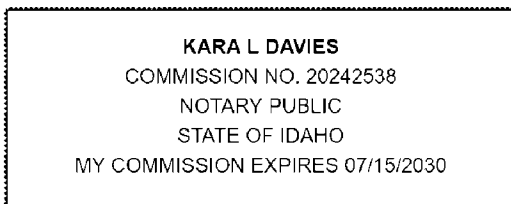
**John F. Morehouse**  
Grantor

Trenna Morehouse

**Trenna M. Morehouse**  
Grantor

STATE OF IDAHO            )  
  ) ss  
COUNTY OF KOOTENAI    )

On February 27, 2025, before me, Kara L Davies, the undersigned Notary, personally appeared **John F. Morehouse and Trenna M. Morehouse** proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument and acknowledged that they executed the same.



Kara L Davies

Notary Public

My Commission Expires: 07/15/2030

Notarized remotely online using communication technology via Proof.

## **EXHIBIT A**

### Legal Description

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF KLAMATH, STATE OF Oregon, AND IS DESCRIBED AS FOLLOWS: ALL OF LOT 19 AND THAT PORTION OF LOT 20, SUMMERS HEIGHTS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON, IN THE SW 1/4 NW 1/4 OF SECTION 14, TOWNSHIP 39 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 20; THENCE NORTH 0°16' EAST ALONG THE WESTERLY LINE OF SAID LOT 20, A DISTANCE OF 69.50 FEET TO A ONE-HALF INCH IRON PIN; THENCE SOUTH 68°47' EAST, A DISTANCE OF 171.33 FEET TO A ONE-HALF INCH IRON PIN ON THE EASTERLY LINE OF SAID LOT 20; THENCE SOUTH 0°16' WEST ALONG THE EASTERLY LINE OF SAID LOT 20 A DISTANCE OF 9.00 FEET TO THE SOUTHEAST CORNER OF LOT 20; THENCE NORTH 89°27' WEST ALONG THE SOUTHERLY LINE OF SAID LOT 20 A DISTANCE OF 160.00 FEET TO THE POINT OF BEGINNING.