

2025-001725

Klamath County, Oregon

03/11/2025 08:17:01 AM

Fee: \$97.00

AFTER RECORDING RETURN TO:
GODEEDS, INC.

Attn: LegalZoom Dept.
8940 Main Street
Clarence, NY 14031
File No. 577846940-84055838

Mail Tax Statements To:
David Leo Carrio and Anita Carrio
300 Stony Point Road #415
Petaluma, CA 94952

Tax ID No.: R546458

QUIT CLAIM DEED

THIS DEED made and entered into on this 29th day of October, 20 24, by and between **Anita Carrio and David Carrio, a married couple, as Tenants by the Entirety**, a mailing address of 300 Stony Point Road #415, Petaluma, CA 94952, hereinafter referred to as Grantor(s) and **David Leo Carrio and Anita Carrio, as Trustees of The Carrio Revocable Trust, dated September 24, 2024**, and any amendments thereto, a mailing address of 300 Stony Point Road #415, Petaluma, CA 94952, 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: 3440 Bristol Avenue, Klamath Falls, OR 97603

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

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.

Anita Carrio
Anita Carrio

David Carrio
David Carrio

STATE OF _____
COUNTY OF _____

This instrument was acknowledged before me on _____ by Anita Carrio and David Carrio.

NOTARY PUBLIC

NOTARY PUBLIC FOR STATE OF _____

MY COMMISSION EXPIRES _____

See attached acknowledgment

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Marin

On October 29, 2024 before me, SRIJANA DHAKHWA, notary public, personally appeared Anita Carrio and David Carrio, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



SRIJANA DHAKHWA, Notary Public

(Seal)



EXHIBIT A
LEGAL DESCRIPTION

The following described real property in the County of Klamath and State of Oregon:

A tract of land situated in Lot 21, Altamont Ranch Tracts, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at a point of the North line of said Lot, which is 165 feet East of the Northwest corner thereof; thence South parallel to the West line of said Lot 263.9 feet to the North line of Lot 18 Casitas; thence East to the East line of Lot 21; thence North to a point that is 106 feet South of the Northeast corner of Lot 21; thence West 71 feet; thence North 106 feet; thence West to the point of beginning.

Excepting therefrom the Northerly 5 feet conveyed to Klamath County by instrument recorded April 5, 1957 in Volume 290 at Page 610, Deed Records of Klamath County, Oregon.

APN: R546458

PROPERTY COMMONLY KNOWN AS: 3440 Bristol Avenue, Klamath Falls, OR 97603