

2025-009120

Klamath County, Oregon

10/13/2025 08:32:02 AM

Fee: \$92.00

Recordation Requested By/Return to:
PRIORITY TITLE AND ESCROW, LLC
641 LYNNHAVEN PKWY, STE 200
VIRGINIA BEACH, VA 23452
File No. 092585367

Send Tax Notices to:
MICHEAL HOUK AND CRYSTAL MAE HOUK
3948 BARTLETT AVENUE
KLAMATH FALLS, OR 97603

QUITCLAIM DEED

THIS QUITCLAIM DEED this 3 day of October, 2025, by first party MICHEAL HOUK AND CRYSTAL MAE HOUK WHO ERRONEOUSLY ACQUIRED TITLE AS CRYSTAL MAY HOUK, AS TENANTS BY THE ENTIRETY, to second party, MICHEAL HOUK AND CRYSTAL MAE HOUK, AS TENANTS BY THE ENTIRETY

WITNESSETH, That the said first party, for good consideration in the amount of \$1.00 paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise and quitclaim unto the said second party forever, all the right, title interest and claim which the said first party has in and to the following described parcel of land, and improvements and, appurtenances thereto in the City of KLAMATH FALLS, County of KLAMATH, State of Oregon, to wit:

Lot 13 in Block 5, First Addition to Kelene Gardens, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

APN: R577717

Property Address: 3948 BARTLETT AVENUE, KLAMATH FALLS, OR 97603

This instrument was prepared without the benefit of a title examination.

The true consideration for this conveyance is: \$0.00

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 said first party has signed and sealed there presents the day and year first above written.

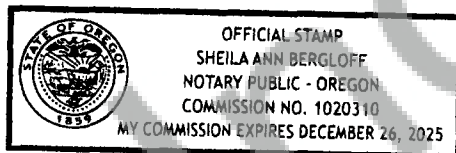
Micheal Houk
MICHEAL HOUK

Crystal Mae Houk
CRYSTAL MAE HOUK

STATE OF Oregon)
COUNTY OF Klamath)

I, Sheila Ann Bergloff hereby certify that MICHEAL HOUK AND CRYSTAL MAE HOUK, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, ^{they} ~~he~~ executed the same voluntarily on the day the same bears date. Given under my hand this 3rd day of October, A.D., 20 25.

(Seal)



Sheila Ann Bergloff
Notary Public

My Commission Expires: 12/26/2025

This Instrument Prepared By:
THOMAS ALLGOOD OR Bar No. 226788
o/b/o BC LAW FIRM, P.A.
1521 CONCORD PIKE SUITE 301
WILMINGTON, DE 19803