

2016-013788

Klamath County, Oregon

12/28/2016 09:32:00 AM

Fee: \$47.00

***After Recording Return To:***

Leanne M. Bowker, Esq.  
Harris & Bowker LLP  
10300 SW Greenburg Rd., Suite 530  
Portland, OR 97223-5486

***Send Tax Statements To:***

Thomas F. Wright, Jr.  
2822 Kalialani Circle  
Pukalani, HI 96768

**STATUTORY BARGAIN AND SALE DEED**

Thomas F. Wright, Jr. and Edward C. Wright, Trustees of the Margaret R. Wright M.D. Trust, dated September 24, 1992, Grantors, convey to Thomas F. Wright, Jr. as to an undivided 50% interest, and to Edward C. Wright as to an undivided 50% interest, as tenants in common, Grantees, the real property and improvements described as follows:

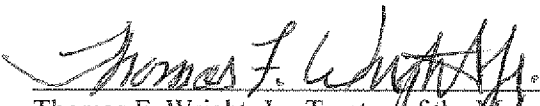
Lot 19, Block 110, KLAMATH FALLS FOREST ESTATES HIGHWAY 66 UNIT, Plat No. 4,  
as recorded in Klamath County, Oregon

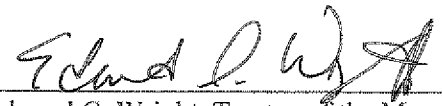
Tax Parcel #R402308

The true consideration for this conveyance is \$0.00. Grantors are making an authorized distribution of trust property to the beneficiaries.

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.

DATED this 19 day of December, 2016.

  
Thomas F. Wright, Jr., Trustee of the Margaret R. Wright M.D. Trust dated September 24, 1992,  
Grantor

  
Edward C. Wright, Trustee of the Margaret R. Wright M.D. Trust dated September 24, 1992,  
Grantor

STATE OF HAWAII )  
 )  
County of MAUI ) SS.

This instrument was acknowledged before me on December 15, 2016, by Thomas F. Wright, Jr., Trustee of the Margaret R. Wright M.D. Trust dated September 24, 1992, Grantor.

Document: Statutory Bargain and Sale Deed

Date: undated at time of notarization

Pages: 2

Second Judicial Circuit

LS

*Angela L. Cohen*

Notary Public for Hawaii

My Commission Expires: 12/06/2019

Commission No. 15-415

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 Orange ) SS.

On December 19, 2016, before me, Barry Langfelder, Notary Public, personally appeared Edward C. Wright, Trustee of the Margaret R. Wright M.D. Trust dated September 24, 1992, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument he, 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.



*Barry Langfelder*  
Notary Public for California  
My Commission Expires: Nov 1, 2019

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