

2020-006419

Klamath County, Oregon



00259590202000064190040041

05/26/2020 10:09:22 AM

Fee: \$97.00

Returned at Counter

Prepared By

Wanda Wright
16500 Pyramid Way
Reno, Nevada
89510

After Recording Return To

Wanda Wright
16500 Pyramid Way
Reno, Nevada
89510

Space Above This Line for Recorder's Use

OREGON QUIT CLAIM DEED

State of Oregon

klamath County

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of One Hundred Twenty Thousand Dollars (\$120,000.00) and/or other valuable consideration to the below in hand paid to the Grantor(s) known as:

A Trust under the name of Wanda C Wright trust 6/14/99 with Wanda Wright acting as the Trustee with a mailing address of 16500 Pyramid Way, Reno, Nevada, 89510.

The receipt whereof is hereby acknowledged, the undersigned hereby releases and quitclaims to Carson Howe and Micayla Howe, a married couple, residing at 7814 Hilyard Ave, Klamath Falls, Oregon, 97603 (hereinafter called the "Grantee(s)") as joint tenants, all the rights, title, interest, and claim in or to the following described real estate, situated in klamath County, Oregon, to-wit:

Tax ID number 3910-007bb00101 Town Range Section 395/10E/07/NE Parcel ID
885015

To have and to hold, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever for the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

Required Disclosure Statement

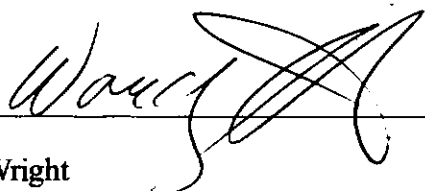
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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 (Definitions for ORS 92.010 to 92.192) OR 215.010 (Definitions), 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 (Definitions for ORS 30.930 to 30.947), AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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.

Grantor's Signature

Date May 26 2020

Print Name: Wanda Wright

Address: 16500 Pyramid Way, Reno, Nevada, 89510

A handwritten signature in black ink, appearing to read 'Wanda Wright', is written over a horizontal line.

State of Oregon)

County of Klamath)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Wanda C. Wright whose names are signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they, executed the same voluntarily on the day the same bears date.

Given under my hand this 26th day of MAY, 2020.

Deborah Anne Sinnock (SEAL)
Notary Public

My Commission Expires: 8-30-21

