

RECORDING REQUESTED BY
AISTON LAW LLC

2021-005553
Klamath County, Oregon



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04/13/2021 02:28:09 PM

Fee: \$92.00

GRANTOR'S NAME

Robert A. Wright, Affiant in Small Estate
Proceeding In the Matter of the Estate of Richard
F. Wright, Case No. 16PB02501, Circuit Court
of the State of Oregon, County of Klamath.

GRANTEE'S NAME

Robert A. Wright, Trustee of the Wright Family
Trust dated November 26, 2002.

SEND TAX STATEMENTS TO

Mr. Robert A. Wright
3437 Covello Circle
Cameron Park, California 95682

WHEN RECORDED MAIL TO

Candice N. Aiston
Aiston Law LLC
2164 NE Broadway
Portland, Oregon 97232

SPACE ABOVE FOR RECORDER'S USE

Bargain and Sale Deed

Robert A. Wright, Affiant in Small Estate Proceeding In the Matter of the Estate of Richard F. Wright, Case No. 16PB02501, Circuit Court of the State of Oregon, County of Klamath, Grantor, conveys to Robert A. Wright, Trustee of the Wright Family Trust dated November 26, 2002, Grantee, the following described real property:

**Lot 7, Block 10, KLAMATH FALLS FOREST ESTATES HIGHWAY 66 UNIT, PLAT NO. 1, AS
RECORDED IN KLAMATH COUNTY, OREGON.**

Subject to all covenants, conditions, restrictions, exceptions, reservations, easements, and other limitations of record.

There is no consideration for this transfer.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSONS 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.

Dated: 4.5.21
Robert A. Wright
Robert A. Wright
Affiant in the above-entitled proceeding

STATE OF CALIFORNIA
County of _____

This instrument was acknowledged before me on _____, 2021

see attached

By Robert A. Wright, Affiant in the above-entitled proceeding.

NOTARY PUBLIC FOR CALIFORNIA
MY COMMISSION EXPIRES: _____

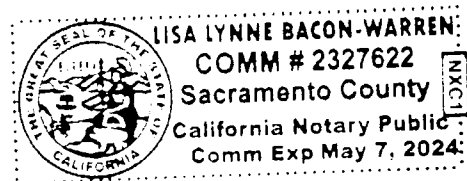
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Sacramento

On April 5, 2021 before me, Lisa Lynne Bacon-Warren, a Notary Public personally appeared Robert A. Wright who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) 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 the person, or the entity upon behalf of which the person 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.



Signature

A handwritten signature in black ink, appearing to be "L. Bacon-Warren", written over a horizontal line.

(Seal)