

**2021-007168**

**Klamath County, Oregon**



00279564202100071680020028

05/07/2021 12:08:35 PM

Fee: \$87.00

**Grantor's Name and Address:**

Terry J. Wichert and  
Suzanne R. Wichert  
3539 NW Scenic Dr.  
Albany, OR 97321

**Grantee's Name and Address:**

Terry James Wichert, Trustee  
Suzanne Renee Wichert, Trustee  
3539 NW Scenic Dr.  
Albany, OR 97321

**After recording, return to:**

Marek & Lanker, LLP  
810 SW Madison Avenue  
Corvallis, OR 97333

**Send all tax statements to:**

Terry James Wichert, Trustee  
Suzanne Renee Wichert, Trustee  
3539 NW Scenic Dr.  
Albany, OR 97321

**Consideration - \$0**

**WARRANTY DEED**

GRANTOR: Terry J. Wichert and Suzanne R. Wichert do hereby convey and warrant unto

GRANTEE: Terry James Wichert and Suzanne Renee Wichert, Trustees or their successors in trust under the Terry and Suzanne Wichert Trust dated May 4, 2021 the following described property located in Klamath County, State of Oregon:

Lot 56 of WEST PARK, a resubdivision of a vacated portion of BUENA VISTA and FAIRVIEW NO. 2 ADDITIONS, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except those covenants, restrictions, easements and other matters of record.

The true and actual consideration paid for this transfer is \$0.

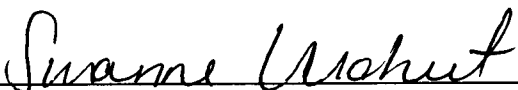
The liability and obligations of the grantor to grantee and grantee's heirs and assigns under the warranties and covenants contained herein or provided by law shall be limited to the extent of coverage that would be available to grantor under a standard policy of title insurance containing exceptions for matters of public record extended. It is the intention of the grantor to

preserve any existing title insurance coverage. The limitations contained herein expressly do not relieve grantor of any liability or obligations under this instrument, but merely define the scope, nature, and amount of such liability or obligations.

IN WITNESS WHEREOF, the grantor has executed this instrument on the 4<sup>th</sup> day of May, 2021.

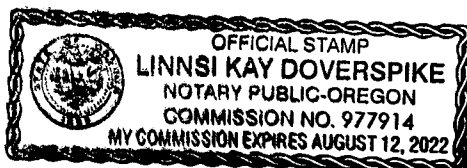
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009 AND SECTIONS 2 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.


  
Terry J. Wichert

  
Suzanne R. Wichert

STATE OF OREGON           )  
  ) ss.  
County of Benton         )

This instrument was acknowledged before me on this 4<sup>th</sup> day of May, 2021, by Terry J. Wichert and Suzanne R. Wichert.



  
NOTARY PUBLIC FOR OREGON  
My Commission Expires: 8-12-2022