

2022-007251

Klamath County, Oregon

06/10/2022 08:12:01 AM

Fee: \$92.00

~~AFTER RECORDING RETURN~~ TO:

Pearl Law Offices, LLC
9393 Olde Eight Road
Northfield, OH 44067
File No. IT220571485

¹⁰⁷¹
MAIL TAX STATEMENTS TO:

Rocky Wright and Tina M. Wright
9924 Split Rail Road
La Pine, OR 97739

Tax ID No.: 138292

Record and Return to:
Fidelity National Title Group
6500 Pinecrest Drive, Suite 600
Plano, TX 75024

QUITCLAIM DEED

STATE OF OREGON
COUNTY OF KLAMATH

THIS DEED made and entered into on this 2 day of JUNE, 2022, by and between **Rocky Wright**, residing at 9924 Split Rail Road, La Pine, OR 97739, hereinafter referred to as Grantor(s) and **Rocky Wright and Tina M. Wright, husband and wife, as joint tenants with right of survivorship**, residing at 9924 Split Rail Road, La Pine, OR 97739, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s) do this day remise, release and quitclaim to the said Grantee(s) the following described real estate located in Klamath County, Oregon:

LOT 53, BLOCK 2, TRACT NO. 1098, SPLIT RAIL RANCHOS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF KLAMATH COUNTY OREGON.

Commonly known as: 9924 Split Rail Road, La Pine, OR 97739

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS (CHECK ONE):

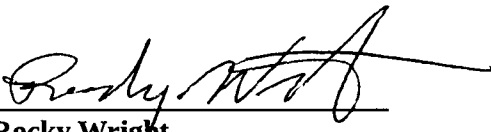
 \$ _____
 For Valuable Consideration
 X Love & Affection
 Gift
 To Change Vesting. See ORS 93.030.

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, rights-of-way and limitations of record, if any.

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee(s) and unto the heirs, administrators, successors or assigns of the Grantee(s) forever in FEE SIMPLE.

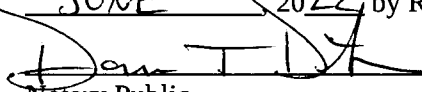
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON(S) TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE RIGHTS, IF ANY, OF THE PERSON(S) UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND 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(S) 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 2 day of June, 2022.


Rocky Wright

STATE OF OREGON
COUNTY OF DESCHUTES

The foregoing instrument was acknowledged before me on this 2 day of JUNE, 2022, by Rocky Wright.


Notary Public

Notary Public for State of OREGON

My Commission Expires 9/24/23

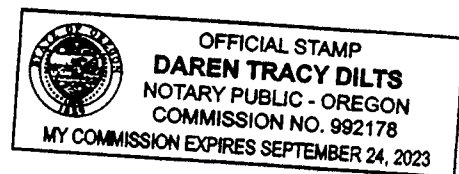


Exhibit A

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF KLAMATH, STATE OF OREGON, AND IS DESCRIBED AS FOLLOWS:

LOT 53, BLOCK 2, TRACT NO. 1098, SPLIT RAIL RANCHOS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF KLAMATH COUNTY OREGON.

Parcel ID:138292

Commonly known as 9924 Split Rail Road, La Pine, OR 97739
However, by showing this address no additional coverage is provided