

Lam Law Office PC.
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AFTER RECORDING, RETURN TO:
Richard Wright and Carol Wright, Trustor/Trustee
31217 Hwy 97N
Chiloquin, OR 97624

2022-008286

Klamath County, Oregon



07/07/2022 10:13:02 AM

Fee: \$87.00

Until requested otherwise, send all tax statements to:
Richard Wright and Carol Wright, Trustor/Trustee
31217 Hwy 97N
Chiloquin, OR 97624

Grantor/Grantee:
Richard A. Wright and Carol R. Wright
31217 Hwy 97N
Chiloquin, OR 97624

WARRANTY DEED

Richard Alan Wright and Carol R. Wright (aka Carol Rogers Wright), "Grantor," hereby conveys, grants, sells and warrants, to **Richard A. Wright and Carol R. Wright**, as Trustees of the **Richard and Carol Wright Joint Revocable Living Trust** under agreement dated July 5, 2022, or to such Successor Trustee(s) of such trust(s) created under such instrument(s) as may hereafter be appointed, "Grantee," the following real property, situated in **Klamath County**, State of Oregon, free of encumbrances except for matters of public record:

See Exhibit "A"

THE LIABILITY AND OBLIGATIONS OF THE GRANTORS TO GRANTEE(S) 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 GRANTORS 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 GRANTORS OF ANY LIABILITY OR OBLIGATIONS UNDER THIS INSTRUMENT, BUT MERELY DEFINE THE SCOPE, NATURE, AND AMOUNT OF SUCH LIABILITY OR OBLIGATIONS.

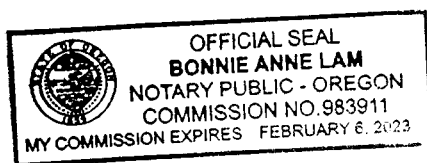
The true consideration for this conveyance is \$0 per trust agreement.

THIS INSTRUMENT WILL 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 APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Richard A. Wright 7/5/2022 Carol R. Wright 7/05/2022
RICHARD ALAN WRIGHT Date **CAROL R. WRIGHT** Date
aka Carol Rogers Wright

STATE OF OREGON)
County of KLAMATH) ss.

The foregoing instrument was acknowledged before me this 5 day of July, 2022 by **Richard Alan Wright and Carol R. Wright**.



[Signature]
Notary Public for Oregon

Exhibit "A"

A portion of the NW¼ SW¼ of Section 27, Township 35S, Range 7 E.W.M., Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the West line of said NW¼SW¼ which lies North a distance of 132 feet from the Southwest corner of said NW¼SW¼; thence continuing North along said West line a distance of 528 feet to a point; thence East a distance of 330 feet to a point; thence South parallel with said West line, a distance of 528 feet to a point; then West a distance of 330 feet to point of beginning. Parcel consisting of 4.0 acres more or less,

ALSO, a parcel of land located in the NW¼SW¼ of Section 27, Township 35S, Range 7 E.W.M., Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the West line of said NW¼SW¼ which lies North a distance of 132 feet from the Southwest corner of said NW¼SW¼; thence continuing North along said West line a distance of 528 to a point; thence East a distance of 330 feet to an iron, the point of beginning. Thence South 528 feet to an iron pin; thence South 89 49' East 198 feet to an iron pin; thence North 528 feet to an iron pin; thence North 89 43' West 198 feet to the point of beginning. Parcel consisting of 2.4 acres more or less.

ALSO, a 60 foot strip of land situated in Lots 17 and 24, Section 28, Township 35S, Range 7 E.W.M., Klamath County, Oregon, described as follows: Beginning at a point on the East line of said Lot 24 which is 1800.00 feet North from the Southeast corner of said Section 28; thence North 89 49' West 649 feet; thence North 8 41' West 789 feet; thence North 89 43' West 250.0 feet, more or less to the Easterly right-of-way of the Dalles-California Highway, thence North 8 41' West along said right-of-way 30.35 feet to a point; thence South 89 43' East a distance of 310.7 feet thence South 8 41' East a distance of 758.65 to a point; thence South 89 49' East a distance of 597.4 feet to the East line of said Lot 24; thence South along said East line a distance of 60 feet to the point of beginning.