



THIS SPACE RESERVED FOR

2023-003860

Klamath County, Oregon

05/22/2023 09:50:01 AM

Fee: \$87.00

After recording return to:

Ramiro Vasquez

11473 Harpold Rd.

Klamath Falls, OR 97603

Until a change is requested all tax statements shall be sent to the following address:

Ramiro Vasquez

11473 Harpold Rd.

Klamath Falls, OR 97603

File No. 588945AM

STATUTORY WARRANTY DEED

Wanda C. Wright, Trustee of the Wanda C. Wright Trust dated June 14, 1999,

Grantor(s), hereby convey and warrant to

Ramiro Vasquez,

Grantee(s), the following described real property in the County of Klamath and State of Oregon free of encumbrances except as specifically set forth herein:

PARCEL 1:

A portion of the N1/2 SW1/4 of Section 8, Township 40 South, Range 12 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Starting at the Northwest corner of the SW1/4 of Section 8, Township 40 South, Range 12 East of the Willamette Meridian, and proceeding in a Southerly direction 660 feet; thence in an Easterly direction 1320 feet; thence Northerly 660 feet; thence in a Westerly direction 1320 feet to the point of beginning.

PARCEL 2:

The N1/2 N1/2 SW1/4 of Section 8, Township 40 South, Range 12 East of the Willamette Meridian, in the County of Klamath, State of Oregon,

EXCEPTING THEREFROM, the following:

A portion of the N1/2 SW1/4 of Section 8, Township 40 South, Range 12 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Starting at the Northwest corner of the SW1/4 of Section 8, Township 40 South, Range 12 East of the Willamette Meridian, and proceeding in a Southerly direction 660 feet; thence in an Easterly direction 1320 feet; thence Northerly 660 feet; thence in a Westerly direction 1320 feet to the point of beginning.

The true and actual consideration for this conveyance is \$250,000.00.

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated this 16 day of May, 2023

The Wanda C. Wright Trust

By: X Wanda C. Wright Trustee
Wanda C. Wright, Trustee

State of Nevada, ss
County of Washoe

On this 16th day of May, 2023, before me, Diane J Allen a Notary Public in and for said state, personally appeared Wanda C. Wright, Trustee of the Wanda C. Wright Trust, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same. IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Diane J Allen
Notary Public for the State of Nevada
Residing at: Washoe County
Commission Expires: 8.8.23

