

UNLESS A CHANGE IS REQUESTED,
ALL TAX STATEMENTS SHALL BE
SENT TO THE FOLLOWING ADDRESS:

Michael J. Casey, Trustee
Terrel J. Wagstaff, Trustee
640 Conger Avenue
Klamath Falls, OR 97601

2023-006572
Klamath County, Oregon
08/03/2023 09:07:02 AM
Fee: \$87.00

AFTER RECORDING, RETURN TO:

Foster Denman, LLP
Post Office Box 1667
Medford, OR 97501

WARRANTY DEED

TERREL J. WAGSTAFF, Grantor, conveys and warrants to MICHAEL J. CASEY, and TERREL J. WAGSTAFF, Trustees of the WAGSTAFF CASEY TRUST dated MAY 2, 2023, Grantees, the real property located in Klamath County, Oregon, more particularly described on Exhibit "A" attached hereto and made a part hereof.

The liability and obligations of the Grantor to Grantees and Grantees' heirs and assigns under the warranties and covenants contained herein or provided by law shall be limited to the amount, nature and terms of any right or indemnification available to Grantor under any title insurance policy, and Grantor shall have no liability or obligation except to the extent that reimbursement for such liability or obligation is available to Grantors under any such title insurance policy.

The true consideration for this conveyance is \$0.00.

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.

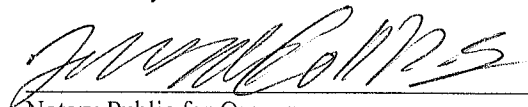
DATED this 1st day of August, 2023.


TERREL J. WAGSTAFF

STATE OF OREGON)
) ss.
County of Klamath)

On this 1st day of August, 2023, personally appeared the above-named TERREL J. WAGSTAFF, and acknowledged the foregoing instrument to be her voluntary act and deed.

Before me:


Notary Public for Oregon

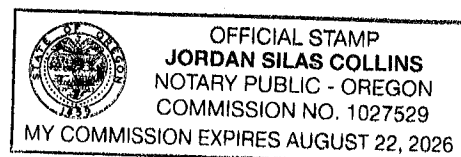
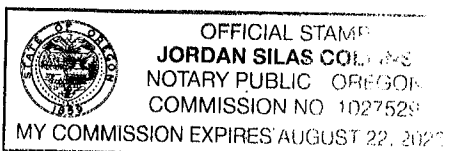


EXHIBIT "A"

PARCEL I:

Real property commonly known as 640 Conger Avenue, Klamath Falls, Klamath County, Oregon, more particularly described as follows:

A parcel of land situated in Government Lot 8 of Section 32 in Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a point North 32 degrees 14' West 123.30 feet from a stone in the center of the Northerly end of Conger Avenue; thence North 32 degrees 14' West 262.95 feet; thence South 72 degrees 12' West to Link River; thence down Link River to a point which is South 72 degrees 12' West of the place of beginning; thence North 72 degrees 12' East to the place of beginning, being a part of Lot 8 of Section 32 in Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, and being included in the exterior boundary of Buena Vista Addition to Klamath Falls, Oregon.

EXCEPTING THEREFROM the Northerly 75 feet thereof.

(Account: 474212 Map/Tax Lot: 3809-032BC/02000)

PARCEL II:

Real property commonly known as 19425 Eagle Ridge Road, Klamath Falls, Klamath County, Oregon, more particularly described as follows:

Parcel 3 of Partition No. 19-97, recorded June 12, 1997 in the office of the County Clerk of Klamath County, Oregon, situated in Section 34, Township 36 South, Range 7, East of the Willamette Meridian, Klamath County, Oregon.

(Account: 321002 Map/Tax Lot: 3607-B3400/00500)