



2023-007632

Klamath County, Oregon

09/01/2023 08:58:01 AM

Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Carson Howe and Micayla Howe

7814 Hilyard AVE

Klamath Falls, OR 97603

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

Carson Howe and Micayla Howe

7814 Hilyard AVE

Klamath Falls, OR 97603

File No. 603179AM

STATUTORY WARRANTY DEED**Wanda C. Wright, Trustee of the Wanda C. Wright Trust, Dated June 14, 1999,**

Grantor(s), hereby convey and warrant to

Carson Howe and Micayla Howe, as Tenants by the Entirety,

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:

A tract of land situated in the NE1/4 of the NE1/4 of Section 13, Township 39 South, Range 9, East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the West line of said NE1/4 NE1/4 and on the Southwesterly boundary of Tract 1085 Country Green, a duly recorded subdivision, and being South 00° 18' 23" West 509.25 feet from the Northwest corner of said NE1/4 NE1/4; thence South 00° 18' 23" West 817.30 feet to the NE1/16 corner of said Section 13; thence along the South line of said NE1/4 NE1/4, South 89° 56' 54" East 356.07 feet to the Southerly line of that tract of land described in Volume M87, page 10,229 Exhibit "A" of the Klamath County Deed Records; thence North 72° 58' 03" East along said line, 19.30 feet to a point 15 feet Easterly when measured at right angles from the centerline of the Enterprise Irrigation District Ditch; thence Northerly parallel to said ditch North 38° 13' 35" West 134.69 feet, along the arc of a curve to the right (radius = 285.00 feet, central angle = 17° 21' 40") 86.36 feet, North 20° 51' 55" West 224.49 feet, along the arc of a curve to the right (radius = 335.00 feet, central angle = 37° 46' 05") 220.82 feet, North 16° 54' 10" East 27.02 feet to the most Southerly point of said Tract 1085 Country Green along said subdivision North 23° 24' 16" West 60.00 feet, North 63° 42' 42" West 19.53 feet, along the arc of a curve to the right (radius = 249.23 feet, central angle = 24° 11' 35") 105.24 feet and North 39° 31' 07" West 65.34 feet to the point of beginning, with bearings based on said Tract 1085 Country Green.

LESS AND EXCEPT that portion lying within the Enterprise Irrigation District ditch.

TOGETHER WITH AN EASEMENT for ingress and egress along with Westerly 77.54 feet of Alt Way as shown on the recorded plat of TRACT 1085—COUNTRY GREEN.

The true and actual consideration for this conveyance is \$305,000.00.

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:

2023-2024 Real Property Taxes, a lien not yet due and payable

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 30 day of August, 2023


Wanda C. Wright Trust

By:


Wanda C. Wright, Trustee

State of Nevada ss
County of Washoe

On this 30 day of August, 2023, before me, Diana L. Griffin 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.


Notary Public for the State of Nevada
Residing at: Reno, Nevada
Commission Expires: 12/14/2024

