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2024-001249

Klamath County, Oregon



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02/15/2024 12:25:52 PM

Fee: \$97.00

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Bedar M. Kelley

## Warranty Deed

RECORDING REQUESTED BY (NAME):

Carol Wright

WHEN RECORDED MAIL TO (ADDRESS):

1010 Lakeshore Dr, Klamath Falls, OR 97601, USA

AND MAIL TAX STATEMENTS TO (NAME AND ADDRESS):

Lloyd and Carol Wright

1010 Lakeshore Dr, Klamath Falls, OR 97601, USA

By this instrument, Carol A. Wright, of 1010 Lakeshore Dr, Klamath Falls, OR 97601, USA and Lloyd L. Wright, of 1010 Lakeshore Dr, Klamath Falls, OR 97601, USA, a married couple, (collectively the "Grantor"), releases, with general warranty covenants, unto Carol Wright and Lloyd Wright as trustees of The Lloyd and Carol Wright Trust, dated October 19, 2023, (the "Grantee") all right, title and interest in and to the following described real property situated in Klamath County, Oregon:

Lot 17B, LAKE SHORE GARDENS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The Property is subject to the following encumbrances:

Mortgage.

The true consideration for this conveyance is \$ 0, the receipt and sufficiency of which is hereby acknowledged.

The Grantor warrants that at the time of the delivery of the deed the Grantor is seized of the estate in the property which the Grantor purports to convey, that the Grantor has good right to convey the same and that the property is free from encumbrances except as specifically set forth on this deed.

The Grantor warrants and will defend the title to the property against all persons who may lawfully claim the same.

Dated this 12<sup>th</sup> day of Feb, 2024.

Signed in the presence of:

na  
Witness signature

na  
Witness name

Carol A. Wright

Carol A. Wright

Carol A. Wright

For Lloyd L. Wright

Lloyd L. Wright Power of Attorney

### Spousal Acknowledgement

I, Lloyd L. Wright of 1010 Lakeshore Dr, Klamath Falls, OR 97601, USA, spouse of Carol A. Wright, in accordance with the above Warranty Deed, and in consideration of the above sum and other good and valuable consideration received, do hereby waive and release to the Grantee all rights of dower, curtesy, homestead, community property, and all other right, title and interest, if any, in and to the above property.

Carol A. Wright  
For Lloyd L. Wright  
Spouse's Signature: Power of Attorney

STATE OF OREGON

COUNTY OF Klamath

Acknowledged before me, Vivian Michelle Garcia, a Notary Public, this 12<sup>th</sup> day of Feb, 2024 by Lloyd L. Wright, known to me (or proven on the basis of satisfactory evidence) to be the Grantor's spouse, who has acknowledged the said instrument to be the Grantor's spouse's voluntary and lawful act and deed.

[Signature]  
Notary Public for the State of Oregon

County of Klamath



My commission expires: 12/22/24

### Spousal Acknowledgement

I, Carol A. Wright of 1010 Lakeshore Dr, Klamath Falls, OR 97601, USA, spouse of Lloyd L. Wright, in accordance with the above Warranty Deed, and in consideration of the above sum and other good and valuable consideration received, do hereby waive and release to the Grantee all rights of dower, curtesy, homestead, community property, and all other right, title and interest, if any, in and to the above property.

Spouse's Signature: Carol A. Wright

STATE OF OREGON

COUNTY OF Klamath

Acknowledged before me, Vivian Michelle Garcia, a Notary Public, this 12<sup>th</sup> day of Feb, 2024 by Carol A. Wright, known to me (or proven on the basis of satisfactory evidence) to be the Grantor's spouse, who has acknowledged the said instrument to be the Grantor's spouse's voluntary and lawful act and deed.

[Signature]  
Notary Public for the State of Oregon



County of Klamath

My commission expires: 12/22/24

### Grantor Acknowledgement

STATE OF OREGON

COUNTY OF Klamath

Acknowledged before me, Vivian Michelle Garcia a Notary Public, this 12th day of Feb, 2024 by Carol A. Wright, and Lloyd L. Wright, known to me (or proven on the basis of satisfactory evidence) to be the Grantors, who have acknowledged the said instrument to be the Grantors' voluntary and lawful act and deed.

[Signature]  
Notary Public for the State of Oregon



County of Umatilla

My commission expires: 12/22/24

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.