

2024-002359

Klamath County, Oregon



00326603202400023590030034

After recording return to:

03/28/2024 01:12:07 PM

Fee: \$92.00

Joseph Q Kaufman
405 W. Arlington St.
Gladstone, OR 97027

Until a change is requested,
send tax statements to:

Ely D. Cartwright and
William W. Cartwright
23337 SE Howlett Rd.
Eagle Creek, OR 97022

Statutory Warranty Deed

Ely D. Cartwright and William W. Cartwright, with rights of survivorship, "Grantors," hereby convey and warrant to William W. and Daria S. Cartwright, Trustees of the William W. and Daria S. Cartwright Revocable Trust Dated March 6, 2024, "Grantee," a 50% interest and to Ely D. Cartwright, "Grantee," a 50% interest in the following real property, together with any improvements thereon, located in Klamath County and in the State of Oregon, herein described as follows:

Full legal description: See Exhibit A.

SUBJECT TO current taxes and other assessments, reservation in patents and all easements, rights of way, conditions, restrictions, obligation, and liabilities as may appear of record, if any.

THE TRUE CONSIDERATION FOR THIS CONVEYANCE IS \$-0-

THE LIABILITY AND OBLIGATIONS OF THE GRANTORS TO GRANTEEES AND GRANTEEES' 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. 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.

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 OF CHAPTER 424, OREGON LAWS 2009. 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 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 OF CHAPTER 424, OREGON LAWS 2009 AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

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.

WITNESS the hand of said Grantors on this 6 day of MARCH 2024.

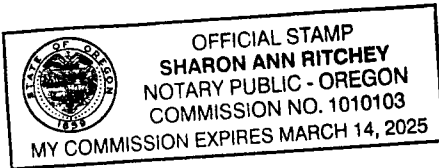
GRANTORS:
William W. Cartwright
William W. Cartwright
Ely D. Cartwright
Ely D. Cartwright

Date: 04/18/2024

STATE OF OREGON)
COUNTY OF Clackamas) ss.

This instrument was acknowledged before me on March 6, 2024, by William W. Cartwright.

Notary Public
My commission expires: 03/14/2025



STATE OF OREGON)
COUNTY OF Clackamas) ss.

This instrument was acknowledged before me on March 18, 2024, by Ely D. Cartwright.

Allison Lierman
Notary Public
My commission expires: 3/24/25

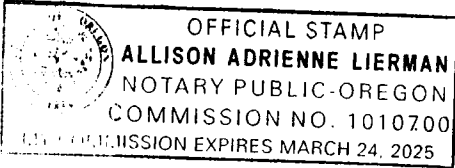


Exhibit A

LOT 4, BLOCK 104 KLAMATH FALLS FOREST ESTATES, HIGHWAY 66 PLAT 4

LOT 5, BLOCK 104 KLAMATH FALLS FOREST ESTATES, HIGHWAY 66 PLAT 4

ALSO, known by the street address of Cuscus Lane, Bonanza, Oregon 97623 and assessor's schedule or parcel number 394086 and 394095.