

2024-002360

Klamath County, Oregon



00326604202400023600030031

After recording return to:

03/28/2024 01:12:31 PM

Fee: \$92.00

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

Until a change is requested,  
send tax statements to:

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

### Statutory Warranty Deed

William Cartwright and Ely 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 Cartwright, "Grantee," a 50% interest in the following described real property located in Klamath County, State of Oregon, described as follows:

T-39, R-11, S-30, TL-200, commonly known as 1155 Bly Mountain Cutoff Rd, Bonanza OR 97623

See Exhibit A

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

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

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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<sup>th</sup> day of MARCH 2024.

GRANTORS:

William W. Cartwright  
William W. Cartwright

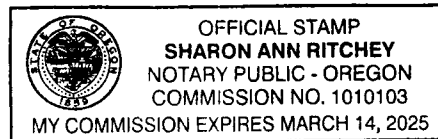
Ely D. Cartwright  
Ely D. Cartwright

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.

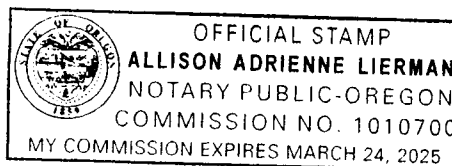
[Signature]  
Notary Public  
My commission expires: 03/14/2025



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"**  
**LEGAL DESCRIPTION**

That portion of land located in the East 600 feet of Government Lot 1, Section 3, Township 39 South, Range 11 East, Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at a point which is located South 89°44'24" West 600 feet and North 0°17'27" West 60.00 feet from the N1/16 corner of Sections 2 and 3; thence North 38°39' 49" East 768.44 feet; thence North 33 °27'06" East 135.54 feet; thence North 31 °39'37" West 136.37 feet; thence North 49 °06'11" West 234.68 feet more or less to the east right of way line of the Bonanza-Bly Mountain Cut-Off Road; thence Southerly on said East right of way line, on a 439.26 ft. radius curve right, the long chord of which is 136.94ft; thence South 45 °17'59" West 178.20 feet; thence on a 686.20 ft. radius curve left the long chord of which is 162.56; thence leaving said east right of way line, South 0 °17'27" East 620.21 feet, more or less to the point of beginning.

That portion of Lot 1 in Section 3, Township 39 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, which lies Easterly of the Market Road extending from Bonanza to Lakeview Junction and Westerly of property heretofore conveyed to Town of Bonanza, by Deed dated April 25, 1947, said property so conveyed to Town of Bonanza being further described as being the easterly 600 feet of said Lot 1 of said Section 3, Township 39 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.