

2024-002824  
Klamath County, Oregon



04/15/2024 01:08:24 PM

Fee: \$82.00

<b>After recording, return to:</b> Brandsness, Brandsness & Rudd, P.C. 411 Pine Street Klamath Falls, OR 97601
<b>Send tax statements to:</b> Warren S. Wiley and Sharon J. Wiley, Trustees of the Warren S. & Sharon J. Wiley Trust 1330 Wade Circle Klamath Falls, OR 97601

**Grantors:**  
Warren S. Wiley and Sharon J. Wiley  
1330 Wade Circle  
Klamath Falls, OR 97601

**Grantee:**  
Warren S. Wiley and Sharon J. Wiley, Trustees  
of the Warren S. & Sharon J. Wiley Trust  
1330 Wade Circle  
Klamath Falls, OR 97601

-BARGAIN AND SALE DEED-

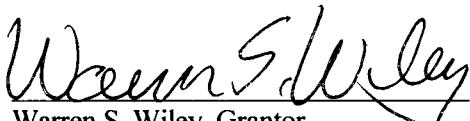
Warren S. Wiley and Sharon J. Wiley, as Tenants by the Entirety, Grantors, convey to Warren S. Wiley and Sharon J. Wiley, Trustees of the Warren S. & Sharon J. Wiley Trust, Grantees, the following described real property situated in the County of Klamath, State of Oregon, to-wit:

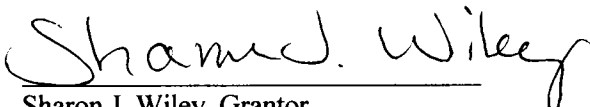
Lot 20 in Tract 1309, Crown Ridge Subdivision Phase 1, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The true and actual consideration for this transfer is Estate Planning (\$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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

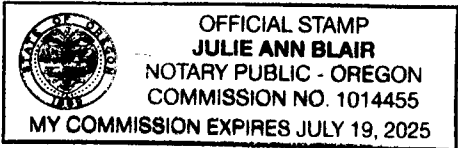
DATED this 10<sup>th</sup> day of April, 2024.

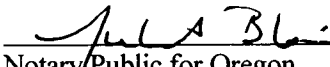
  
Warren S. Wiley, Grantor

  
Sharon J. Wiley, Grantor

STATE OF OREGON    )  
                                  ) ss.  
County of Klamath    )

Personally appeared before me this 10<sup>th</sup> day of April, 2024, the above-named Warren S. and Sharon J. Wiley, Grantors, and acknowledged the foregoing instrument to be their voluntary act.



  
Notary/Public for Oregon  
My Commission expires: 07/19/2025