

2024-008774

Klamath County, Oregon



00334335202400087740030037

10/08/2024 01:29:52 PM

Fee: \$97.00

Derrald Lee Wise
2805 Altamont Dr
Klamath Falls, OR 97603

Grantor's Name and Address

Derrald Lee Wise and Timothy Lyle Wise
2805 Altamont Dr
Klamath Falls, OR 97603

Grantee's Name and Address

After recording return to:
Derrald Lee Wise and Timothy Lyle Wise
2805 Altamont Dr
Klamath Falls, OR 97603

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

Derrald Lee Wise and Timothy Lyle Wise
2805 Altamont Dr
Klamath Falls, OR 97603

Returned at Counter

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BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That **Derrald Lee Wise**,

hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto **Derrald Lee Wise and Timothy Lyle Wise, Not as Tenants in Common but with Rights of Survivorship**,

hereinafter called Grantee, and unto Grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in the County of **Klamath**, State of Oregon, described as follows, to wit:

Lots 5 and 16 of Block 3, ALTAMONT ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

APN: 3909-003DC-05900

APN: 3909-003DC-03900

The true and actual consideration paid for this transfer, stated in terms of dollars, is to convey title and clean up title for prior QC Deed recorded as M99 and Page 21124 and Warranty Deed recorded as M05 and Page 15894.

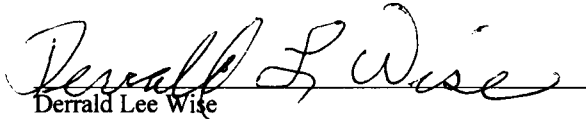
However, the actual consideration consists of or includes other property or value given or promised which is the whole / part of the consideration.

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

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.

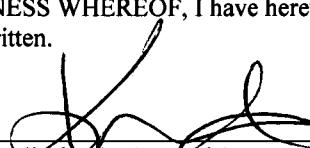
In Witness Whereof, the grantor has executed this instrument this 8 day of October, 2024; if a corporate grantor, it has caused its name to be signed and its seal if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

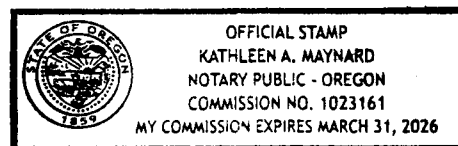

Derrald Lee Wise

State of Oregon} ss
County of Klamath}

On this 8 day of October, 2024, before me, Kathleen A. Maynard a Notary Public in and for said state, personally appeared **Derrald Lee Wise**, 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 Oregon
Residing at: Klamath County
Commission Expires: March 31, 2026



STATE OF OREGON

CERTIFICATION OF VITAL RECORD

1004728

I.D. TAG NO.

OREGON HEALTH AUTHORITY CENTER FOR HEALTH STATISTICS CERTIFICATE OF DEATH

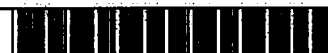
136-2022-017587

STATE FILE NUMBER

TO BE COMPLETED BY FUNERAL FACILITY

Legal Name Linda		First Ellen	Middle Wright	Last Wright		Suffix	Death Date May 26, 2022
Sex Female	Age 78 years	Social Security Number [REDACTED]		County of Death Klamath			
Birthdate July 16, 1943		Birthplace Portland, Oregon			Was Decedent Ever in U.S. Armed Forces? No		
Residence: 2805 Altamont Drive				City/Town Klamath Falls			
Residence County Klamath		State or Foreign Country Oregon		Zip Code + 4 97603		Inside City Limits? No	
Marital Status at Time of Death Widowed		Spouse's Name Prior to First Marriage Blaine Wright					
Father's Name Paul Boyd				Mother's Name Prior to First Marriage Katie Cummins			
Informant's Name Timothy Lyle Wise		Telephone Number Not Available		Relationship to Decedent Son		Mailing Address 2825 Altamont Drive, Klamath Falls, OR 97603	
Place of Death Decedent's Residence - Hospice		Facility Name					
Location of Death 2805 Altamont Drive		City/Town or Location of Death Klamath Falls		State Oregon		Zip Code + 4 97603	
Method of Disposition Cremation		Place of Disposition Litwiller-Simonsen Crematory		Location (City/Town and State) Ashland, Oregon			
Name and Complete Address of Funeral Facility O'Hair - Wards Funeral Chapel				515 Pine Street, Klamath Falls, Oregon 97601			
Date of Disposition TBD		Funeral Director's Signature Gregory S Dunton				OR License Number CO-3607	
Registrar's Signature Jennifer A. Woodward		Date Received June 03, 2022		Local File Number			
Amendment							

45-2CCS (01/06)



20241006016

I CERTIFY THAT THIS IS A TRUE AND CORRECT COPY OF THE ORIGINAL CERTIFICATE ON FILE OR THE VITAL RECORDS FACTS ON FILE IN THE OREGON CENTER FOR HEALTH STATISTICS.

DATE ISSUED: October 04, 2024

THIS COPY IS NOT VALID WITHOUT INTAGLIO STATE SEAL AND BORDER.

JENNIFER A. WOODWARD, Ph.D.
STATE REGISTRAR

