

2024-009191

Klamath County, Oregon



00334849202400091910020025

10/22/2024 10:57:15 AM

Fee: \$87.00

Jeffrey Dean Wessel, aka Jeffrey D. Wessel  
Billi Rhae Wessel, aka Bille R. Wessel

Grantor

Jeffrey Dean Wessel and  
Billi Rhae Wessel, Trustees  
PO Box 162  
Bly, OR 97622

Grantees

After recording return to:  
Michael L. Spencer

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

### WARRANTY DEED

Jeffrey Dean Wessel, aka Jeffrey D. Wessel, and Billi Rhae Wessel, aka Billi R. Wessel, Grantor, conveys to the Jeffrey Dean Wessel and Billi Rhae Wessel, Trustees of the Jeffrey and Billi Wessel LivingTrust, or their Successors, Grantees, the real property and all improvements with the tenements, hereditaments and appurtenances thereunto belonging or appertaining thereon located in Klamath County, Oregon, described as follows:

#### PARCEL 1:

an undivided  $\frac{1}{2}$  interest in:

N  $\frac{1}{2}$  N  $\frac{1}{2}$  NW 1/4 SW 1/4, that portion of the S  $\frac{1}{2}$  NW 1/4 SW 1/4 lying North of the Klamath Falls-Lakeview Highway (Highway 140); that portion of the N  $\frac{1}{2}$  N  $\frac{1}{2}$  SW 1/4 SW 1/4 lying north of the Klamath Falls-Lakeview Highway, N  $\frac{1}{2}$  N  $\frac{1}{2}$  SE 1/4 SW 1/4, N  $\frac{1}{2}$  S  $\frac{1}{2}$  NWE 1/4 SE 1/4 and S  $\frac{1}{2}$  S  $\frac{1}{2}$  NE 1/4 SE 1/4 and N  $\frac{1}{2}$  SE 1/4 SE 1/4, S  $\frac{1}{2}$  S  $\frac{1}{2}$  SE 1/4 SE 1/4 ;lying West of Ivory Pine Road.

#### PARCEL 2:

an undivided 1/3rd interest in:

The SE 1/4 NW 1/4 SE 1/4 of Section 13, Township 37 South, Range 15 East of the Willamette Meridian, Klamath County, Oregon.

Grantor represents and warrants that except as previously disclosed in writing to the Grantees, no substances considered to be hazardous or toxic wastes under the Comprehensive Environmental Response, Compensation and Liability Act of 1980 or similar federal or state

consideration - other than money

Returned at Counter

environmental regulations have been disposed of or otherwise released on, in, or under any real property now or hereafter conveyed by this deed to the knowledge of the Grantor.

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except those of record and those apparent upon the land, if any, as of the date of this deed, and that grantor will warrant and forever defend the said premises and every part of parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

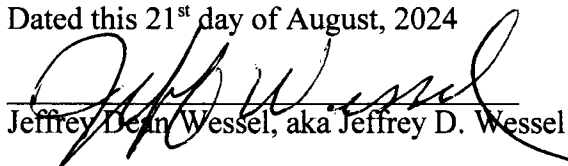
The true and actual consideration paid for this transfer, stated in terms of dollars is Estate Planning.

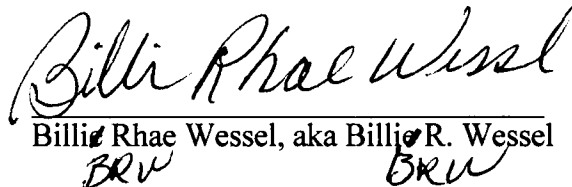
In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

This deed is absolute in effect and conveys fee simple title of the premises described to grantees and does not operate as a mortgage, trust conveyance, or security of any kind.

**THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT. A BUYER SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES. 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.**

Dated this 21<sup>st</sup> day of August, 2024

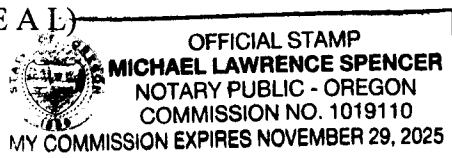
  
Jeffrey Dean Wessel, aka Jeffrey D. Wessel

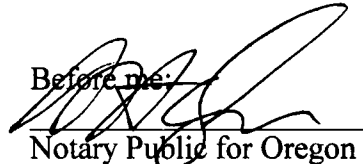
  
Billie Rhae Wessel, aka Billie R. Wessel  
BRW BRW

STATE OF Oregon, County of Klamath)ss.

Personally appeared the above named Jeffrey Dean Wessel, aka Jeffrey D. Wessel and Billie Rhae Wessel, aka Billie R. Wessel and acknowledged the foregoing instrument to be their voluntary act and deed.

(S E A L)



Before me:   
Notary Public for Oregon