



After recording return to:
First American Title Insurance
Company Attn: Recording Team
4795 Regent BLVD
Irving, TX 75063

Until a change is requested all tax
statements shall be sent to the
following address:
MARK ALAN WRIGHT
8247 Highway 66
Klamath Falls, OR 97601

File No.: 1260701LV (RB)
Date: 11/06/2024

2024-009872
Klamath County, Oregon
11/13/2024 08:40:01 AM
Fee: \$97.00

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY BARGAIN AND SALE DEED

MARK ALAN WRIGHT, Grantor, conveys to **MARK ALAN WRIGHT AND APRIL L. WRIGHT, HUSBAND AND WIFE, AS TENANTS BY ENTIRETY**, Grantee, the following described real property:

LEGAL DESCRIPTION: Real property in the County of KLAMATH, State of Oregon, described as follows:

Parcel 1

A tract of land located in the SE1/4 NE1/4 and the NE1/4 SE1/4 of Section 22, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the quarter corner common to Section 22 and 23; thence South 02°52'38" East 43.18 feet; thence South 61°10'47" West 376.26 feet; thence North 02°26'53" West 390.00 feet; thence North 73°25'11" East 360.10 feet to the East line of the NE1/4 of said Section 22; thence South 00°12'35" West along the East line of the NE1/4 of said Section 22 a distance of 267.89 feet to the point of beginning.

Parcel 2

A tract of land located in Section 23, Township 39 South, Range 8, East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the North line of the Klamath Falls-Ashland Highway 1627.9 feet Southwesterly from the intersection of the North line of said highway with the East line of the SW 1/4 of NW 1/4 of said Section 23, said point being the Southwest corner of a tract of land conveyed to John H. Sundquist, et ux, recorded February 11, 1948 in Volume 216, page 507, Deed Records of Klamath County, Oregon; thence North 40°00' West 400 feet to a point; thence Southwesterly parallel to and 400 feet distance from the North line of said highway, to a point on the West line of said Section 23; thence South tracing the West line of Section 23 to a point on the North line of the said Klamath Falls-Ashland Highway thence Northeasterly tracing the North line of said highway to the point of beginning, all in Section 23, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

EXCEPTING THEREFROM that portion taken for Highway purposes by Klamath County Circuit Court Case No. 89-2484CV by the State of Oregon, by and through its Department of Transportation, more particularly described as follows:

A parcel of land lying in the NW 1/4 SW 1/4 and in the SW 1/4 NW 1/4 of Section 23, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, and being a portion of that property designated as Parcel 2 and described in that deed to Larry S. Fish, recorded in Book M85, page 185 of Klamath County Record of Deeds; the said parcel being that portion of said property included in a strip of land 50 feet in width, lying on the Northwesterly side of the center line of the Green Springs Highway as said highway has been relocated, which centerline is described as follows:

Beginning at Engineer's center line Station 223+82.73, said station being 623.65 feet South and 224.28 feet West of the North quarter corner of Section 27, Township 39 South, Range 8 East of the Willamette Meridian; thence North 49°50'04" East 2112.37 feet; thence on a spiral curve left (the long chord of which bears North 48°53'49" East 374.96 feet) 375 feet; thence on a 3819.72 foot radius curve left (the long chord of which bears North 45°11'32.5" East 243.90 feet) 243.94 feet; thence on a spiral curve left (the long chord of which bears North 41°29'16" East 374.96 feet) 375 feet; thence North 40°33'01" East 503.74 feet; thence on a spiral curve left (the long chord of which bears North 39°53'01" East 399.98 feet) 400 feet; thence on a 5729.58 foot radius curve left (the long chord of which bears North 38°13'13" East 66 feet) 66 feet; thence on a spiral curve left (the

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long chord of which bears North 36°33'25" East 399.98 feet) 400 feet; thence North 35°53'25" East 450.23 feet to Engineer's center line Station 273+09.01.

Bearings are based upon the Oregon Co-ordinate System, South Zone.

Said Parcels 1 and 2 also known as Parcel 1 of Major Land Partition 56-84, records of Klamath County, Oregon.

The true consideration for this conveyance is **\$0.00**. (Here comply with requirements of ORS 93.030)

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 6 day of November, 2029.


MARK ALAN WRIGHT

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STATE OF Oregon)
County of Klamath)ss.

This instrument was acknowledged before me on this 6 day of November,
2024
by MARK ALAN WRIGHT.

Marla
MARLA MICHELE HANLON-ABEITA
Notary Public for Oregon
My commission expires: 2/26/2027

