

2025-007191

Klamath County, Oregon

08/15/2025 09:52:01 AM

Fee: \$92.00

Grantor: Jerry Manning
31922 Zavala Lane, Bigfork, MT 59911

Grantee: Jerry E. Manning and Ruth A. Wrightsman, Co-Trustees
Manning Wrightsman Revocable Trust
31922 Zavala Lane, Bigfork, MT 59911

After recording return and send tax statements:
Jerry Manning and Ruth Ann Wrightsman
Co-Trustees of the Manning Wrightsman Revocable Trust
31922 Zavala Lane, Bigfork, MT 59911

GRANT DEED

For Ten Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, **Jerry Manning**, of 31922 Zavala Lane, Bigfork, MT 59911 (“Grantor”), does hereby grant, bargain, sell, and convey to **Jerry E. Manning and Ruth A. Wrightsman, Co-Trustees of the Manning Wrightsman Revocable Trust, dated November 7, 2024**, of 31922 Zavala Lane, Bigfork, MT 59911 (“Grantee”), the following described real property located in the County of Klamath, State of Oregon, and more particularly described as follows:

For value received and the consideration hereinafter stated the first party has granted, bargained, sold, and conveyed, and by these presents does grant, bargain, sell, and convey unto the second party and the second parties heirs, successors, and assigns all the estate, right, and interest of the estate of the deceased, whether acquired by operation of the law or otherwise, in that certain real property situated in the County Klamath, State of Oregon, described as follows, to wit:

Rivers Bend, Lot 38, in Klamath County, Oregon.

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.

To have and to hold the same unto the second party and the second party’s heirs, successors in interest and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$0.

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

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

SUBJECT TO any and all easements, covenants, reservations, conditions, restrictions, rights, and rights of way of record.

TOGETHER WITH all appurtenances thereto belonging or in anywise appertaining, TO HAVE AND TO HOLD unto the Grantee and the Grantee's heirs and assigns, forever.

Dated: Aug 14, 2025.


Jerry Manning

STATE OF Montana
County of Flathead : ss

This instrument was acknowledged before me on 8/14, 2025 by **Jerry Manning**.


Notary Public Signature

