

2025-010818

Klamath County, Oregon

12/04/2025 02:01:02 PM

Fee: \$87.00

After Recording Return To:
Fitch & Neary P.C.
210 SW 5th St., Suite 2
Redmond, Oregon 97756

Unless Otherwise Requested, All
Tax Statements Shall be sent to:
No Change

BARGAIN AND SALE DEED

The true and actual consideration for this conveyance is for estate planning purposes.

WARD WRIGHT and TAMMY HENDRICKS NKA TAMMY WRIGHT, as tenants by the entirety, Grantors, grant, bargain, sell and convey unto WARD D. WRIGHT and TAMMY WYNETTE WRIGHT, Trustees, or their successors in trust of the WRIGHT FAMILY TRUST dated December 3, 2025, and any amendments thereto, Grantee, and unto Grantee's heirs, successors and assigns, all of Grantors' right, title and interest in the following described real property, situated in the County of Klamath, State of Oregon, to-wit:

Lot 14 and 15 in Block 4 of TRACT 1027, MT SCOTT MEADOWS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO: Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

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.

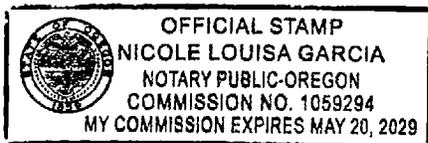
DATED effective the 3rd day of December, 2025.

Ward Wright
WARD WRIGHT

Tammy Wright
TAMMY HENDRICKS NKA TAMMY WRIGHT

STATE OF OREGON; County of Deschutes)

This Bargain and Sale Deed was acknowledged before me on December 3rd, 2025 by WARD WRIGHT and TAMMY HENDRICKS NKA TAMMY WRIGHT.



Nicole Garcia
Notary Public - State of Oregon