

96 MAR -1 P3:54



## WARRANTY DEED

APEN TITLE #05044361

AFTER RECORDING RETURN TO:  
DANIEL J. CAVANAUGH  
ANN L. HILTON-CAVANAUGH  
425 NORTH 5TH  
KLAMATH FALLS, OREGON 97601

UNTIL A CHANGE IS REQUESTED ALL TAX  
STATEMENTS TO THE FOLLOWING ADDRESS:  
SAME AS ABOVE

SYLVIA TROMPETER hereinafter called GRANTOR(S), convey(s) to  
DANIEL J. CAVANAUGH AND ANN L. HILTON-CAVANAUGH, HUSBAND AND  
WIFE hereinafter called GRANTEE(S), all that real property  
situated in the County of KLAMATH, State of Oregon, described  
as:

Lot 1, Block 2, Tract 1174, COLLEGE INDUSTRIAL PARK ADDITION TO  
THE CITY OF KLAMATH, FALLS, in the County of Klamath, State of  
Oregon.

CODE 1 MAP 3809-17C0 TAX LOT 700

"THIS INSTRUMENT WILL 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  
APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST  
FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.390."

and covenant(s) that grantor is the owner of the above described  
property free of all encumbrances except covenants, conditions,  
restrictions, reservations, rights, rights of way and easements  
of record, if any, and apparent upon the land, contracts and/or  
liens for irrigation and/or drainage,

and will warrant and defend the same against all persons who may  
lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is  
\$23,500.00.

In construing this deed and where the context so requires, the  
singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument  
this 22ND day of FEBRUARY 1996.

*[Signature]*  
SYLVIA TROMPETER

STATE OF CALIFORNIA  
County of       

*See attached acknowledgment* *[initials]*

On       , 1996, SYLVIA TROMPETER personally appeared before  
me,

       who is personally known to me  
       whose identity I proved on the basis of         
       whose identity I proved on the oath/affirmation of       

      , a credible witness  
to be the signer of the above document, and he/she acknowledged  
that he/she signed it.

Notary Public for CALIFORNIA  
My Commission Expires:

# CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

5799

No. 5907

State of California

County of Los Angeles

On Feb 27, 1996

DATE

before me, DARLENE K. HARTZLER NOTARY PUBLIC

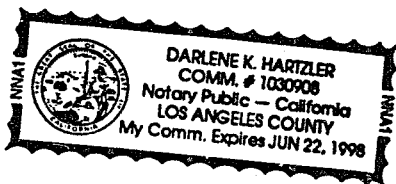
NAME, TITLE OF OFFICER - E.G., "JANE DOE, NOTARY PUBLIC"

personally appeared SYLVIA TROMPETER

NAME(S) OF SIGNER(S)

☒ personally known to me - OR - ☐

proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

Darlene K. Hartzler

SIGNATURE OF NOTARY

## OPTIONAL

Though the data below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent reattachment of this form.

### CAPACITY CLAIMED BY SIGNER

- ☒ INDIVIDUAL  
☐ CORPORATE OFFICER

TITLE(S)

- ☐ PARTNER(S) ☐ LIMITED  
☐ ATTORNEY-IN-FACT ☐ GENERAL  
☐ TRUSTEE(S)  
☐ GUARDIAN/CONSERVATOR  
☐ OTHER:

### DESCRIPTION OF ATTACHED DOCUMENT

Warranty Deed

TITLE OR TYPE OF DOCUMENT

1

NUMBER OF PAGES

2-22-96

DATE OF DOCUMENT

SIGNER IS REPRESENTING:

NAME OF PERSON(S) OR ENTITY(IES)

STATE OF OREGON: COUNTY OF KLAMATH: ss.

NONE

Filed for record at request of Aspen Title

of March

A.D., 19 96

at 3:54

o'clock

P

M.,

the

1st

day

of

Deeds

on

Page

5798

and duly recorded in Vol. M96

FEE \$35.00

By Bernetha G. Letsch, County Clerk

Cheryl Russell