UNLESS A CHANGE IS REQUESTED, ALL TAX STATEMENTS SHALL BE SENT TO THE FOLLOWING ADDRESS: No Change

2009-016267



12/30/2009 03:19:40 PM

Fee: \$42.00

#### AFTER RECORDING, RETURN TO:

Stuart E. Foster Foster Denman, LLP P.O. Box 1667 Medford, OR 97501

ATE 7364

### WARRANTY DEED

PATRICK H. CAVANAUGH, also known as PATRICK CAVANAUGH and CAROL J. CAVANAUGH, who acquired title as CAROL D. CAVANAUGH as to Parcel A, Grantors, convey and warrant to PATRICK H. CAVANAUGH and CAROL J. CAVANAUGH, Grantees, as tenants-in-common and not as tenants by entirety, the real property located in Klamath County, Oregon, and more particularly described on Exhibit "A" attached hereto and made a part hereof.

The liability and obligations of the Grantors to Grantees and Grantees' heirs and assigns under the warranties and covenants contained herein or provided by law shall be limited to the amount, nature and terms of any right or indemnification available to Grantors under any title insurance policy, and Grantors shall have no liability or obligation except to the extent that reimbursement for such liability or obligation is available to Grantors under any such title insurance policy.

The true consideration for this conveyance is other value given.

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. 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.

DATED this 30<sup>th</sup> day December, 2009.

Patrick H. Cawanaugh

Caral J. Cawanaugh

Carol J. Cavanaugh

STATE OF OREGON

County of Jackson 17

On this & day of December, 2009, personally appeared the above-named PATRICK H. CAVANAUGH and CAROL J. CAVANAUGH and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:



Notary Public for Oregon

# EXHIBIT "A"

### **PARCEL A:**

April 10 May 1944

Lot 1, Block 48 of NICHOLS ADDITION to the City of Klamath Falls, Oregon, excepting therefrom the northwesterly 2 feet of said Lot 1 conveyed to the City of Klamath Falls by deed recorded October 27, 1958 in Deed Book 305 at Page 356, Klamath County Deed Records, less any portion thereof used for sidewalk purposes.

## **PARCEL B:**

Lot 14 of Running Y Resort, Phase 01 Plat, recorded in Klamath County, Oregon.