

2011-000481

Klamath County, Oregon



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01/13/2011 12:43:13 PM

Fee: \$42.00

GRANTOR

Gary D. Cavener and James H. Cavener, Successor Co-trustees
(AKA "Carvener")

GRANTEE

Gloria Pena
1711 Wall Street
Klamath Falls, OR 97601

AFTER RECORDING RETURN TO: Grantee
SEND TAX STATEMENTS TO: Grantee

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That Gary D. Cavener and James H. Cavener, Successor Co-trustees, pursuant to that certain Declaration of Trust dated October 21, 1992, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Gloria Pena, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 10 in Block 55, Second Hot Springs Addition to the City of Klamath Falls, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

THE PROPERTY DESCRIBED IN THIS INSTRUMENT MAY NOT BE WITHIN A FIRE PROTECTION DISTRICT PROTECTING STRUCTURES. THE PROPERTY IS SUBJECT TO LAND USE LAWS AND REGULATIONS, WHICH, IN FARM OR FOREST ZONES, MAY NOT AUTHORIZE CONSTRUCTION OR SITING OF A RESIDENCE. 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 EXISTENCE OF FIRE PROTECTION FOR STRUCTURES.

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"

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except those of record and those apparent upon the land, if any, as of the date of this deed, and that grantor will warrant and forever defend the said premises and every party of parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars is \$40,000.00.

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the undersigned grantors, have executed this instrument this ____th day of October, 2010.

Gary D. Cavener
Gary D. Cavener, Successor Co-Trustee

STATE OF OREGON, County of Clackamas)ss.

Personally appeared the above named Gary Cavener as Successor Co-Trustee of that certain Declaration of Trust dated October 21, 1992 and acknowledge the foregoing instrument to be his voluntary act and deed.



Before me: Taylor Concannon
Notary Public for Oregon

James H. Cavener
James H. Cavener, Successor Co-Trustee

STATE OF CALIFORNIA, County of Siskiyou)ss

Personally appeared the above named James H. Cavener as Successor Co-Trustee of that certain Declaration of Trust dated October 21, 1992 and acknowledge the foregoing instrument to be his voluntary act and deed.



Before me: Valerie A. Wiley
Notary Public for California