

2011-001076

Klamath County, Oregon



00096051201100010760020029

01/28/2011 03:20:53 PM

Fee: \$42.00



THIS SPAC

After recording return to:
Daniel J Cavanaugh and Ann L.
Hilton-Cavanaugh
225 Southshore Lane
Klamath Falls, OR 97601

Until a change is requested all tax statements
shall be sent to the following address:
Daniel J Cavanaugh and Ann L. Hilton-
Cavanaugh
225 Southshore Lane
Klamath Falls, OR 97601

File No.: 7021-1637682 (SFK)
Date: November 02, 2010

1637682

STATUTORY WARRANTY DEED

Edwin Keady and Loretta Keady, Trustees of the Edwin and Loretta Keady Trust dated January 06, 2006, Grantor, conveys and warrants to **Daniel J Cavanaugh and Ann L. Hilton-Cavanaugh, as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

LOT 7, SOUTHSORE, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

Subject to:

1. 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.

The true consideration for this conveyance is **\$325,000.00**. (Here comply with requirements of ORS 93.030)

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, OF CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. 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, OF CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

Dated this 28 day of January, 2011.

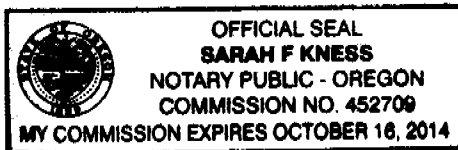
Loretta Keady
Loretta Keady

Edwin Keady
Edwin Keady

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 28 day of January, 2011
by **Loretta Keady and Edwin Keady**.

Sarah F. Kness



Notary Public for Oregon

My commission expires: 10/16/2014