



MT100298DS

THIS SPACE RESERVED FOR RECORDER'S USE

**2014-003951**  
Klamath County, Oregon  
04/25/2014 02:15:30 PM  
Fee: \$47.00

After recording return to:

GARNELL J. CARTER, JR.

5421 SYLVIA AVENUE

KLAMATH FALLS, OR 97603

Until a change is requested all tax statements  
shall be sent to the following address:

GARNELL J. CARTER, JR.

5421 SYLVIA AVENUE

KLAMATH FALLS, OR 97603

Escrow No. MT100298DS

Title No. 0100298

SWD r.020212

### STATUTORY WARRANTY DEED

**PATRICK W. CAHILL, TRUSTEE OR HIS SUCCESSORS IN TRUST UNDER THE PATRICK W. CAHILL FAMILY TRUST DATED FEBRUARY 25, 2011 AND ANY AMENDMENTS THERETO,**

Grantor(s), hereby convey and warrant to

**GARNELL J. CARTER, JR.,**

Grantee(s), the following described real property in the County of **KLAMATH** and State of Oregon free of encumbrances except as specifically set forth herein:

Lot 2 in Block 12, TRACT 1006, SECOND ADDITION TO CYPRESS VILLA, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The true and actual consideration for this conveyance is **\$140,000.00**.

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

4700

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 this 25 day of April, 2014

THE PATRICK W. CAHILL FAMILY TRUST DATED  
FEBRUARY 25, 2011 AND ANY AMENDMENTS  
THERE TO

BY:

Patrick W. Cahill  
PATRICK W. CAHILL, TRUSTEE

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on 4-25-, 2014 by PATRICK W. CAHILL, TRUSTEE OF THE PATRICK W. CAHILL FAMILY TRUST DATED FEBRUARY 25, 2011.

Deborah Anne Sinnock  
(Notary Public for Oregon)

My commission expires 9-8-17

