

Returned at Counter

Grantor's Name and Address

Daniel J. Cavanaugh and Ann L. Hilton-Cavanaugh
225 Southshore Lane
Klamath Falls, OR 97601

Grantee's Name and Address

Advantage Equities, LLC
225 Southshore Lane
Klamath Falls, OR 97601

After Recording Return to:

Marcus M. Henderson
ASPELL HENDERSON & ASSOCIATES
122 South 5th Street
Klamath Falls, OR 97601

**Until requested otherwise, send all
tax statements to:**

Advantage Equities, LLC
225 Southshore Lane
Klamath Falls, OR 97601

2015-010917
Klamath County, Oregon



00176807201500109170010019

10/02/2015 03:44:50 PM

Fee: \$42.00

WARRANTY DEED

We, Daniel J. Cavanaugh and Ann L. Hilton-Cavanaugh, husband and wife, hereinafter "Grantors" do hereby grant, bargain, convey and sell, for consideration hereinafter stated, to Advantage Equities, LLC 6338, an Oregon Limited Liability Company, hereinafter "Grantee" all of that certain real property, with all right, title and interest, situate in Klamath County, Oregon, described as follows:

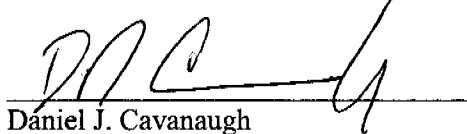
South 62 feet of Lot 1, Block 26 Original Town of Linkville now City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The true and actual consideration paid for this transfer, is \$0, as it is for estate planning purposes. And grantor hereby covenants to and with 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, and that grantor will warrant and forever defend the premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever.

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

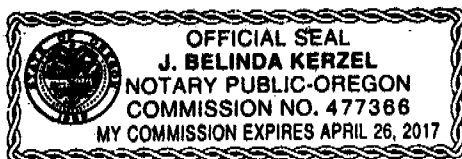
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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 2 day of October, 2015.


Daniel J. Cavanaugh

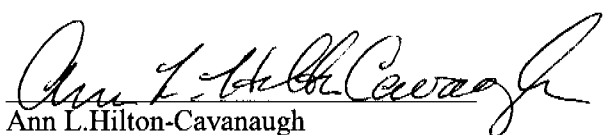
STATE OF OREGON, County of KLAMATH)ss:

ACKNOWLEDGED BEFORE ME this 2 day of October, 2015, by Daniel J. Cavanaugh.



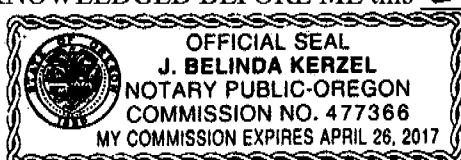

NOTARY PUBLIC
My Commission Expires: 4.26.17

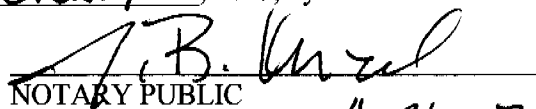
DATED this 2 day of October, 2015.


Ann L. Hilton-Cavanaugh

STATE OF OREGON, County of KLAMATH)ss:

ACKNOWLEDGED BEFORE ME this 2 day of October, 2015, by Ann L. Hilton-Cavanaugh.




NOTARY PUBLIC
My Commission Expires: 4.26.17