

2019-004739

Klamath County, Oregon

05/02/2019 08:19:01 AM

Fee: \$92.00

**RECORDING COVER SHEET (Please Print or Type)**

This cover sheet was prepared by the person presenting the instrument for recording. The information on this sheet is a reflection of the attached instrument and was added for the purpose of meeting first page recording requirements in the State of Oregon, ORS 205.234, and does NOT affect the instrument.

*THIS SPACE RESERVED FOR USE BY  
THE COUNTY RECORDING OFFICE*

**AFTER RECORDING RETURN TO:**

Amrock

662 Woodward Avenue

Detroit, MI 48226

**1) TITLE(S) OF THE TRANSACTION(S) ORS 205.234(a)**

Statutory Bargain and Sale Deed

**2) DIRECT PARTY / GRANTOR(S) ORS 205.125(1)(b) and 205.160**

TERRY CAGAANAN and DIANNE CAGAANAN a/k/a DIANNE M. CAGAANAN,

as Trustees of the TERRY CAGAANAN and DIANNE CAGAANAN REVOCABLE LIVING

TRUST DATE 05/19/2016

**3) INDIRECT PARTY / GRANTEE(S) ORS 205.125(1)(a) and 205.160**

TERRY CAGAANAN and DIANNE CAGAANAN, Husband and Wife

**4) TRUE AND ACTUAL CONSIDERATION**

ORS 93.030(5) – Amount in dollars or other

\$ 0.00

☐ Other

**5) SEND TAX STATEMENTS TO:**

Terry Cagaanan and Dianne Cagaanan

152324 Hackamore Lane

La Pine, OR 97739

**6) SATISFACTION of ORDER or WARRANT**

ORS 205.125(1)(e)

CHECK ONE:  
(If applicable)

☐

FULL

☐

PARTIAL

**7) The amount of the monetary  
obligation imposed by the order  
or warrant. ORS 205.125(1)(c)**

\$

**8) If this instrument is being Re-Recorded, complete the following statement, in  
accordance with ORS 205.244: "RERECORDED AT THE REQUEST OF \_\_\_\_\_**

TO CORRECT \_\_\_\_\_

PREVIOUSLY RECORDED IN BOOK \_\_\_\_\_ AND PAGE \_\_\_\_\_, OR AS FEE  
NUMBER \_\_\_\_\_."

**Prepared By:**  
Jessica Molligan, Esq.  
P.O. Box 16893  
Portland, OR 97292  
OR Bar ID: 001823

**Until a Change is Requested,  
Mail Tax Statements To:**  
Terry Cagaanan and Dianne Cagaanan  
152324 Hackamore Lane  
La Pine, OR 97739

**Return To:**  
Amrock  
662 Woodward Avenue  
Detroit, MI 48226

**Order Number:**  
65574760 - 49363116

### **STATUTORY BARGAIN AND SALE DEED**

**TERRY CAGAANAN and DIANNE CAGAANAN a/k/a DIANNE M. CAGAANAN, as Trustees of the TERRY CAGAANAN and DIANNE CAGAANAN REVOCABLE LIVING TRUST DATE 05/19/2016, Grantors, convey to TERRY CAGAANAN and DIANNE CAGAANAN, Husband and Wife, as tenants by the entirety, Grantees, the following-described real property located in Klamath County, Oregon:**

Lot 21, in Block 1 of Wagon Trail Acreages No. 1, Third Addition, according to the Official Plat thereof on file in the Office of the County Clerk of Klamath County, Oregon.

Being all of that certain property conveyed to TERRY & DIANNE CAGAANAN REVOCABLE LIVING TRUST date 05/19/2016, TERRY CAGAANAN and DIANNE M. CAGAANAN, Trustees, from TERRY CAGAANAN and DIANNE M. CAGAANAN, Husband and Wife, by deed dated May 19, 2016, and recorded May 26, 2016, as Instrument Number 2016-005562 of the Official Records of Klamath County, Oregon.

Commonly known as: 152324 Hackamore Lane, La Pine, OR 97739

Parcel ID: R129337

The true and actual consideration for this conveyance is: Zero Dollars (\$0.00).

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.

Attached to and becoming a part of Deed between TERRY CAGAANAN and DIANNE CAGAANAN a/k/a DIANNE M. CAGAANAN, as Trustees of the TERRY CAGAANAN and DIANNE CAGAANAN REVOCABLE LIVING TRUST DATE 05/19/2016, as Grantor(s), and TERRY CAGAANAN and DIANNE CAGAANAN, Husband and Wife, as Grantee(s).

Dated this 25 of April, 20 19.

*Terry Cagaanan Trustee*

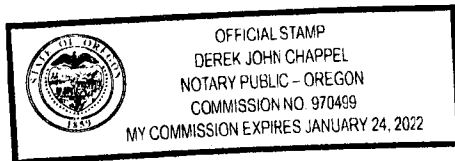
TERRY CAGAANAN, as Trustee of the TERRY CAGAANAN and DIANNE CAGAANAN REVOCABLE LIVING TRUST DATE 05/19/2016

*Dianne M. Cagaanan a/k/a Dianne M. Cagaanan Trustee*

DIANNE CAGAANAN a/k/a DIANNE M. CAGAANAN, as Trustee of the TERRY CAGAANAN and DIANNE CAGAANAN REVOCABLE LIVING TRUST DATE 05/19/2016

State of OR  
County of Klamath ss.

On the 25 day of April, 20 19, personally appeared before me the above-named TERRY CAGAANAN and DIANNE CAGAANAN a/k/a DIANNE M. CAGAANAN, as Trustees of the TERRY CAGAANAN and DIANNE CAGAANAN REVOCABLE LIVING TRUST DATE 05/19/2016, who declared the foregoing instrument to be their voluntary act and deed.



*[Signature]*  
Notary Public - State of OR