



2019-012854

Klamath County, Oregon

11/01/2019 02:23:01 PM

Fee: \$92.00

THIS SPACE RESERVED FOR

After recording return to:

Andrew V. Brown and Aaron J. Brown

420 Jefferson St.

Klamath Falls, OR 97601

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

Andrew V. Brown and Aaron J. Brown

420 Jefferson St.

Klamath Falls, OR 97601

File No. 327564AM

STATUTORY WARRANTY DEED

Matthew Joseph Cavanaugh, Daniel James Cavanaugh, Paula Jo Hammond and Schaffner Properties, LLC, an Oregon Limited Liability Company, all as Tenants in Common,

Grantor(s), hereby convey and warrant to

Andrew V. Brown and Aaron J. Brown, as Tenants by the Entirety,

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 3, Block 47, FIRST ADDITION to the 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 for this conveyance is \$174,000.00.

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:

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 30 day of October, 2019

Matthew Joseph Cavanaugh BY DJC ATTORNEY IN FACT
Matthew Joseph Cavanaugh, by Daniel James Cavanaugh, attorney in fact

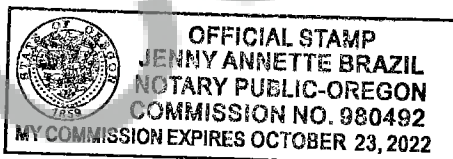
Paula Jo Hammond BY DJC ATTORNEY IN FACT
Paula Jo Hammond, by Daniel James Cavanaugh, attorney in fact

DJC
Daniel James Cavanaugh

State of Oregon } ss
County of Klamath

On this 30 day of October, 2019, before me, Jenny Annette Brazil, a Notary Public in and for said state, personally appeared **Daniel James Cavanaugh, individually and as attorney in fact for Paula Jo Hammond and as attorney in fact for Daniel James Cavanaugh**, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same. IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written. * Matthew Joseph Cavanaugh

Jenny Annette Brazil
Notary Public for the State of Oregon
Residing at: Klamath County
Commission Expires: 10/23/2022



Schaffner Properties, LLC

By: [Signature]
Paul H. Schaffner, Managing Member

By: [Signature]
Kathryn C. Schaffner, Managing Member

State of Oregon } ss
County of Lane }

On this 31st day of October, 2019, before me, Melissa Mitchell, a Notary Public in and for said state, personally appeared **Paul H. Schaffner and Kathryn C. Schaffner, as Managing Members of Schaffner Properties, LLC, an Oregon Limited Liability Company**, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same. IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

[Signature]
Notary Public for the State of Oregon
Residing at: Lane County
Commission Expires: 8/17/21

