



THIS SPACE RESERVED FOR

**2020-007680**

**Klamath County, Oregon**

**06/23/2020 02:47:17 PM**

**Fee: \$87.00**

After recording return to:

Bruce Thompson and Linda Thompson

2232 42nd Ave. SE, Unit 327

Salem, OR 97317

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

Bruce Thompson and Linda Thompson

425 N. 5<sup>th</sup> St.

Klamath Falls, OR 97601

File No. 372505AM

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### STATUTORY WARRANTY DEED

**Daniel J. Cavanaugh and Ann L. Hilton-Cavanaugh, as Tenants by the Entirety,**

Grantor(s), hereby convey and warrant to

**Bruce Thompson and Linda Thompson, husband and wife, with right of survivorship,**

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:

**That portion of Lot 5, in Block 46 of First Addition to the City of Klamath Falls, according to the official plat thereof more particularly described as follows:**

**Beginning at the most Southerly corner of said Lot 5; thence Northwesterly along the East line of Fifth Street a distance of 75 feet; thence Easterly at right angles to said Street a distance of 52.1 feet; thence at right angles and Southeasterly along the Easterly line of said lot a distance of 75 feet to the alley at rear of said lot; thence at right angles in a Southwesterly direction along the Southerly line of said lot a distance of 52.1 feet to the point of beginning.**

The true and actual consideration for this conveyance is \$219,000.00.

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 15<sup>th</sup> day of June, 2020

[Signature]  
Daniel J. Cavanaugh

[Signature]  
Ann L. Hilton-Cavanaugh

State of Oregon } ss  
County of Klamath }

On this 15 day of June, 2020, before me, Jenny Annette Brazil, a Notary Public in and for said state, personally appeared **Daniel J. Cavanaugh and Ann L. Hilton-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.

[Signature]  
Notary Public for the State of Oregon  
Residing at: Klamath County  
Commission Expires: 10/23/2022

