2021-002516 Klamath County, Oregon

02/19/2021 12:34:58 PM

Dated this 17 day of 16, 2021.

Patrick H. Cavanaugh, Grantor

Patrick H. Owenayl

Carol J. Cavanaugh Carol J. Cavanaugh, Grantor



Fee: \$82.00

Patrick H. Cavanaugh and Carol J. Cavanaugh husband and wife, Grantors

Patrick H. Cavanaugh and Carol J. Cavanaugh, Trustees of the Cavanaugh Joint Revocable Living Trust dated February 17, 2021, and any amendments thereto, Grantee

After recording return to: Sara L. Butcher, Butcher & Smith Law, LLC 520 SW Yamhill, Suite 230 Portland, OR 97204

Until a change is requested, all tax statements shall be sent to the following address:
Patrick and Carol Cavanaugh, Trustees
Cavanaugh Joint Revocable Living Trust
14733 SW Rosario Lane
Portland, OR 97224

QUIT CLAIM DEED

Patrick H. Cavanaugh and Carol J. Cavanaugh, husband and wife, Grantors, hereby release and quitclaim to Patrick H. Cavanaugh and Carol J. Cavanaugh, Trustees of the Cavanaugh Joint Revocable Living Trust dated February 17, 2021, and any amendments thereto, Grantee, and release all right, title, interest, and claim in or to the following described real property in the County of Klamath, Oregon, to-wit:

Lot 1, Block 48 of NICHOLS ADDITION to the City of Klamath Falls, Oregon, excepting therefrom the northwesterly 2 feet of said Lot 1 conveyed to the City of Klamath Falls by deed recorded October 27, 1958 in Deed Book 305 at Page 356, Klamath County Deed records, less any portion thereof used for sidewalk purposes.

Subject to

1. Covenants, conditions, restrictions and/or easement, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is \$ -0- (Transfer to Grantors' Trust)

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.

9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

STATE OF OREGON
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ss.

This instrument was acknowledged before me on H. Cavanaugh and Carol J. Cavanaugh, as Grantors.

County of MULTNOMAH

_, 2021, by Patrick

Notary Public for Oregon
My Commission Expires: 4/19/2