

Parks & Rodri. PC

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2021-012119
Klamath County, Oregon



08/09/2021 11:03:04 AM

Fee: \$82.00

AFTER RECORDING RETURN TO:
Advantage Equities LLC 6338
537 Northern Heights Blvd.
Klamath Falls, OR 97601

SEND TAX STATEMENTS TO:
Advantage Equities LLC 6338
537 Northern Heights Blvd.
Klamath Falls, OR 97601

BARGAIN AND SALE DEED

DANIEL J. CAVANAUGH and ANN L. HILTON-CAVANAUGH (*aka* ANN HILTON CAVANAUGH),
Husband and Wife, Grantors, convey to ADVANTAGE EQUITIES LLC 6338, AN OREGON LIMITED
LIABILITY COMPANY, Grantee, the following described real property situated in Klamath County,
State of Oregon:

*Lots 1, 2, and 3, Block 2, Tract 1174, COLLEGE INDUSTRIAL PARK, Addition
to the City of Klamath Falls, in Klamath County, State of Oregon.*

SUBJECT TO: Real property taxes and assessment, contracts for irrigation and/or
drainage, and easements and/or restrictions of record or apparent on the land.

The true consideration paid for this transfer, stated in terms of dollars, is \$1.00 and other
valuable consideration.

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.

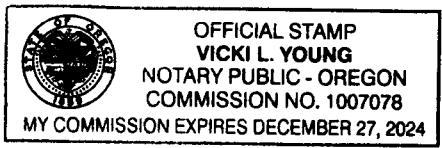
DATED this 30 day of July, 2021.

Daniel J. Cavanaugh

Ann L. Hilton-Cavanaugh (*aka* Ann Hilton
Cavanaugh)

STATE OF OREGON, County of Klamath) ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME this 30th day of
July, 2021, by Daniel J. Cavanaugh, who personally appeared.



NOTARY PUBLIC
My Commission expires: 12-27-2024

STATE OF Maine, County of Camden) ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME this 4 day of
August, 2021, by Ann L. Hilton-Cavanaugh (*aka* Ann Hilton
Cavanaugh), who personally appeared.



NOTARY PUBLIC
My Commission expires: 07/01/2027