00285249202100121190010017

08/09/2021 11:03:04 AM

Fee: \$82.00

537 Northern Heights Blvd. Klamath Falls, OR 97601 **SEND TAX STATEMENTS TO:**

AFTER RECORDING RETURN TO: Advantage Equities LLC 6338

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. Ann L. Hilton-Cavanaugh (aka Ann Hilton Daniel J. Cavanaugh Cavanaugh) STATE OF ORGON, County of KLAMALN) ss. THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME this 30 day of , 2021, by Daniel J. Cavanaugh, who personally appeared. OFFICIAL STAMP VICKI L. YOUNG NOTARY PUBLIC - OREGON COMMISSION NO. 1007078 My Commission expires: 12 37-2024 MY COMMISSION EXPIRES DECEMBER 27, 2024 STATE OF Mance, Country of Comber land) ss. THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME this ____ day of Character, 2021, by Ann L. Hilton-Cavanaugh (aka Ann Hilton Cavanaugh), who personally appeared.

TERESAM, MCIRVIN Notary Public, State of Maine My Commission Expires JULY 1, 2027 NOTARY PUBLIC

My Commission expires: 0101