



2022-001514  
Klamath County, Oregon  
02/07/2022 08:55:01 AM  
Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

Steven V. Calavan and Linda A. Calavan as Trustees of  
The Steven and Linda Calavan Family Trust, dated  
May 9, 2018

69672 Camp Polk Rd

Sisters, OR 97759

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

Steven V. Calavan and Linda A. Calavan as Trustees of  
The Steven and Linda Calavan Family Trust, dated  
May 9, 2018

69672 Camp Polk Rd

Sisters, OR 97759

File No. 519478AM

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### STATUTORY WARRANTY DEED

**Bryan Quello and Lorna Sommerfeldt, with right of survivorship,**

Grantor(s), hereby convey and warrant to

**Steven V. Calavan and Linda A. Calavan as Trustees of The Steven and Linda Calavan Family Trust, dated  
May 9, 2018,**

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 and that portion of Lot 4 lying Northerly of a line drawn 25 feet Northerly and parallel to the line  
between Lots 4 and 5, all in Block 12 of HILLSIDE ADDITION to the City of Klamath Falls, Oregon,  
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 \$388,083.00.

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 1 day of February, 2022.

Bryan Quello

Bryan Quello

Lorna Sommerfeldt

Lorna Sommerfeldt

State of Oregon } ss  
County of Klamath }

On this 1 day of February, 2022, before me, Lynda Marie West a Notary Public in and for said state, personally appeared Bryan Quello and Lorna Sommerfeldt, 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.

Lynda Marie West  
Notary Public for the State of Oregon  
Residing at: Klamath  
Commission Expires: 1-28-25

