

Neal Buchanan

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2022-003640

Klamath County, Oregon



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IN THE CIRCUIT COURT OF THE STATE OF OREGON

FOR THE COUNTY OF KLAMATH

PATRICK H. CAVANAUGH and CAROL J.
CAVANAUGH (aka CAROL D. CAVANAUGH),
Trustees of the Cavanaugh Joint
Revocable Living Trust dated February
17, 2021,

Plaintiffs,

vs.

RICHARD F. IGL and/or the unknown
heirs of RICHARD F. IGL, deceased and
all other persons or parties unknown
claiming any right, title, lien or
interest in the property described in
the Complaint herein,

Defendants.

Case No. 22CV04667

GENERAL JUDGMENT
QUIETING TITLE

THIS MATTER coming on before the Court with reference to
Plaintiffs' Motion for default, and good cause appearing
therefore, now, therefore

IT IS HEREBY ORDERED, ADJUDGED AND DECREED that Plaintiffs,

1 PATRICK H. CAVANAUGH and CAROL J. CAVANAUGH (aka CAROL D.
2 CAVANAUGH), Trustees of the Cavanaugh Joint Revocable Living
3 Trust dated February 17, 2021 are declared to be the owners in
4 fee simple of that certain real property located in the County
5 of Klamath, State of Oregon, civilly described as 1035, 1037,
6 and 1039 Main Street, Klamath Falls, Oregon, and legally
7 described as follows, to-wit:
8

9 "Lot 1, Block 48 of NICHOLS ADDITION to the City
10 of Klamath Falls, Oregon, excepting therefrom the
11 northwesterly 2 feet of said Lot 1 conveyed to the
12 City of Klamath Falls by deed recorded October 27,
13 1958 in Deed Book 305 Page 356, Klamath County Deed
14 records".

15 and entitled to possession thereof, free of any estate, title,
16 claim, lien or interest of Defendants, or those claiming under
17 Defendants; and title is quieted in the said real property in
18 PATRICK H. CAVANAUGH and CAROL J. CAVANAUGH (aka CAROL D.
19 CAVANAUGH), Trustees of the Cavanaugh Joint Revocable Living
20 Trust dated February 17, 2021; and
21

22 IT IS FURTHER ORDERED, ADJUDGED AND DECREED that RICHARD F.
23 IGL and/or the unknown heirs of RICHARD F. IGL, deceased and all
24 other persons or parties unknown claiming any right, title, lien
25 or interest in the real property subject of this action or any
26 portion thereof and those claiming under defendants are enjoined
27 from asserting any estate, title, claim, lien or interest in the
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1 said real property or any portion thereof.
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Circuit Court Judge Dan Bunch

8 Submitted by:
9 NEAL G. BUCHANAN, OSB #771277
Attorney for Plaintiffs
10 435 Oak Avenue
11 Klamath Falls, Oregon 97601
12 (541) 882-6607
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Neal G. Buchanan,
Attorney At Law
435 Oak Avenue
Klamath Falls, Oregon 97601
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OSB # 771277

1 5. ☐ This is a proposed judgment that includes an award of
2 punitive damages and notice has been served on the Director of the
3 Crime Victims' Assistance Section as required by subsection (5)

4 6. ☐ Other

5 **Certificate of Service under UTCR 5.100** (if applicable)

6 I certify that on (date) _____;

7 a. ☐ I placed a true and complete copy of this proposed
8 Judgment/Order in the United State mail to (name)
9 _____ at (address) _____

10 b. ☐ a true and complete copy of this proposed Judgment/Order was
11 served on the other party as reflected by the attached copy of a Proof
12 of Service

13 **Certificate of Document Preparation.** You are required to
14 truthfully complete this certificate regarding the document you are
15 filing with the court. Check all boxes and complete all blanks that
16 apply:

17 ☐ I selected this document for myself and I completed it without
18 paid assistance.

19 ☐ I paid or will pay money to _____ for
20 assistance in preparing this form.

21 Date, 3-22-22

22 Neal G. Buchanan
23 Signature

24 NEAL G. BUCHANAN
25 Print Name

26 Attorney for:

27 ☐ Personal Representative ☒ Plaintiff/Petitioner ☐ Defendant/Respondent

28 435 OAK AVE

KLAMATH FALLS, OR 97601

541-882-6607

Contact Address

City, State, Zip Code

Contact Telephone