



THIS SPACE RESERVED FOR

2022-004231
Klamath County, Oregon
04/01/2022 11:34:01 AM
Fee: \$87.00

After recording return to:

Sandra L. Gurney and Mercedes M. Gurney
5838 Onyx Avenue
Klamath Falls, OR 97603

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

Sandra L. Gurney and Mercedes M. Gurney
5838 Onyx Avenue
Klamath Falls, OR 97603

File No. 507430AM

STATUTORY WARRANTY DEED

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

Grantor(s), hereby convey and warrant to

Sandra L. Gurney and Mercedes M. Gurney, with Right of Survivorship

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 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.

The true and actual consideration for this conveyance is \$300,000.00.

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 30 day of March, 2022.

Cavanaugh Joint Revocable Living Trust

By: Patrick H. Cavanaugh
Patrick H. Cavanaugh, Trustee

By: Carol J. Cavanaugh
Carol J. Cavanaugh, Trustee

State of California } ss
County of Riverside }

On this 30th day of March, 2022, before me, KATHY SEROFF a Notary Public in and for said state, personally appeared Patrick H. Cavanaugh and Carol J. Cavanaugh, Trustees of the Cavanaugh Joint Revocable Living Trust, 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.

Kathy Seroff
Notary Public for the State of California
Residing at: Palm Springs, CA
Commission Expires: 03/24/2025

