

2022-007760

Klamath County, Oregon



00302133202200077600020023

06/23/2022 11:09:38 AM

Fee: \$87.00

**UNTIL A CHANGE IS REQUESTED  
ALL TAX STATEMENTS  
SHALL BE SENT TO:**

CATHLEEN C. SANDOVAL, Trustee  
3113 S Montego Way  
Nampa, ID 83686

**AFTER RECORDING RETURN TO:**

Ryan E. Gibb  
DOUGLAS, CONROYD, GIBB & PACHECO, P.C.  
PO Box 469  
Salem, OR 97308-0469

**STATUTORY WARRANTY DEED**

CATHLEEN C. SANDOVAL, Affiant of the Small Estate of Joseph Christopher Sandoval, and CATHERINE C. SANDOVAL, (also known as CATHLEEN C. SANDOVAL), individually, **Grantors**, convey to CATHLEEN C. SANDOVAL, Trustee, or her successors in trust, under the JOSEPH CHRISTOPHER and CATHLEEN SANDOVAL REVOCABLE TRUST, dated May 11, 2018, and any amendments thereto, **Grantee**, a parcel of real property located in Klamath County, Oregon and more particularly described as:

LOT 26, BLOCK 30, NIMROD RIVER PARK, 4<sup>TH</sup> ADDITION, KLAMATH COUNTY, OREGON.

**SUBJECT TO:** All liens and encumbrances of record or apparent on the property by inspection.

The true and actual consideration for this conveyance is \$0.00 and is distributable from the Small Estate of Joseph Christopher Sandoval, Klamath County Circuit Court Case No. 22PB04918, and CATHLEEN C. SANDOVAL, individually, to a revocable trust.

The liability and obligations of the Grantor to Grantee and Grantee's heirs and assigns under the warranties and covenants contained herein or provided by law shall be limited to the extent of coverage that would be available to Grantor under any policy of title insurance issued to Grantee at the time Grantor acquired such property. The limitations contained herein expressly do not relieve Grantor of any liability or obligations under this instrument, but merely define the scope, nature, and amount of such liability or obligations.

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, AND 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.



CATHLEEN C. SANDOVAL  
Affiant of the Small Estate of  
Joseph Christopher Sandoval

DATED: 6/1/2022



CATHERINE C. SANDOVAL, individually  
(also known as Cathleen C. Sandoval)

DATED: 6/1/2022

STATE OF IDAHO )  
 ) ss.  
County of Canyon )

On this 1<sup>st</sup> day of JUNE, 2022, personally appeared before me the above-named CATHLEEN C. SANDOVAL, as Affiant of the Small Estate of Joseph Christopher Sandoval, and individually, as Grantor, and acknowledged the foregoing instrument to be her voluntary act. Before me:

R. P. Vergara  
Notary Public  
State of Idaho  
Commission No. 42698



Notary Public for Idaho  
My Commission Expires: 08-13-2022