



2022-013567

Klamath County, Oregon

11/21/2022 02:25:02 PM

Fee: \$92.00

2021-018703

Klamath County, Oregon

12/17/2021 12:45:01 PM

Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Morreira Family Trust

PO Box 13454

Salem, OR 97309

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

Morreira Family Trust

PO Box 13454

Salem, OR 97309

File No. 510744AM

This is being re-recorded to correct the legal previously recorded in 2021-018703

STATUTORY WARRANTY DEED

Douglas E. Cavanaugh and Kathleen B. Cavanaugh, as Tenants by the Entirety,

Grantor(s), hereby convey and warrant to

Ernest J. Morreira and Kathleen A. Morreira Trustees of the Morreira Family Trust,

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:

A tract of land situated in the SE1/4 NE1/4 of Section 36, Township 24 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon and the SW1/4 NW1/4 of Section 31, Township 24 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon more particularly described as follows:

Beginning at the quarter corner common to said Sections 36 and 31; thence North 00° 32' 26" East along the section line, 25.10 feet; thence North 89 degrees 22' 07" West 107.77 feet to the Southeastern right of way line of the Dallas California Highway (100.00 feet from centerline, measured at right angles); thence North 25 degrees 41' 25" East along said right of way line 55.20 feet; thence South 29 degrees 22' 07" East 496.76 feet; thence North 25 degrees 41' 25" East 408.80 feet to a point on the Northerly line of that tract of land as described in Deed Volume 143, page 587, Deed Records of Klamath County, Oregon; thence South 64 degrees 18' 35" East, along said Northerly line and its extension 788.85 feet to a point on the East line of the SW1/4 NW1/4 of said Section 31; thence South 00° 12' 33" West 343.03 feet to the NW1/4 corner of said Section 31; thence North 89° 14' 37" West 1307.10 feet to the point of beginning, referenced to Survey No. 3223, as recorded in the office of the Klamath County Surveyor. ** updated legal attached

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

2408-036A0-01100 150044

2409-031BC-00800 156191

The true and actual consideration for this conveyance is \$125,000.00.

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:

EXHIBIT "A"

510744AM

Parcel 2 of Land Partition 25-04 situated in the SE1/4 NE1/4 of Section 36, Township 24 South, Range 8 East of the Willamette Meridian and in the SW1/4 NW1/4 of Section 31, Township 24 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

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 9 day of Dec 2021

Douglas E Cavanaugh
Douglas E. Cavanaugh

Kathleen B Cavanaugh
Kathleen B. Cavanaugh

State of Oregon } ss
County of Deschutes }

On this 9 day of December, 2021, before me, E. Elizabeth Barnes, a Notary Public in and for said state, personally appeared Douglas E Cavanaugh & Kathleen B Cavanaugh 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.

Elizabeth Barnes
Notary Public for the State of Oregon
Residing at: Deschutes County
Commission Expires: 06/08/2025

