

2023-001641

Klamath County, Oregon

03/10/2023 11:53:01 AM

Fee: \$92.00



After recording return to:
Christian Cavanaugh and Michelle
Cavanaugh
4431 Paxton Pl
Calabasas, CA 91302

Until a change is requested all tax
statements shall be sent to the
following address:
Christian Cavanaugh and Michelle
Cavanaugh
4431 Paxton Pl
Calabasas, CA 91302

File No.: 7091-4039767 (TM)

Date: February 24, 2023

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Carolyn R. Le Cerff, Grantor, conveys and warrants to **Christian Cavanaugh and Michelle Cavanaugh, as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$13,000.00**. (Here comply with requirements of ORS 93.030)

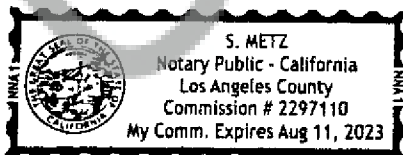
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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 7 day of March, 2023

Carolyn R. LeCerff
Carolyn R. LeCerff

STATE OF CA)
County of Riverside) ss.

This instrument was acknowledged before me on this 7 day of March, 2023
by **Carolyn R. LeCerff**.



S. Metz
Notary Public for CA
My commission expires: 8/11/23

APN: 402380

Statutory Warranty Deed
- continued

File No.: 7091-4039767 (TM)

EXHIBIT A

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

**LOT 11 IN BLOCK 110, KLAMATH FALLS FOREST ESTATES HIGHWAY 66 UNIT, PLAT NO. 4,
ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AT THE OFFICE OF THE COUNTY
CLERK, KLAMATH COUNTY, OREGON.**

Unofficial
Copy