



2023-002784

Klamath County, Oregon

04/14/2023 01:46:02 PM

Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

Rachel Hazelton and Matthew Hazelton

2212 North 189th St.

Omaha, NE 68022

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

Rachel Hazelton and Matthew Hazelton

40106 Lobart Way

Chiloquin, OR 97624

File No. 582719AM

### STATUTORY WARRANTY DEED

**Robert W. Cahoon and Kathleen J. Cahoon, Trustees of the Cahoon 2013 Revocable Trust dated December 9, 2013,**

Grantor(s), hereby convey and warrant to

**Rachel Hazelton and Matthew Hazelton, as Tenants by the Entirety,**

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 5 in Block 6 of TRACT NO. 1019 - WINEMA PENINSULA UNIT NO. 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**

The true and actual consideration for this conveyance is \$275,000.00.

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:

07.

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 13<sup>th</sup> day of April, 2023.

The Cahoon 2013 Revocable Trust dated December 9, 2013

By: Robert W. Cahoon  
Robert W. Cahoon, Trustee

By: Kathleen J. Cahoon  
Kathleen J. Cahoon, Trustee

State of Calif } ss.  
County of CONTRA COSTA }

On this 13<sup>th</sup> day of April, 2023, before me, J S Leach a Notary Public in and for said state, personally appeared Robert W. Cahoon and Kathleen J. Cahoon known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the Cahoon 2013 Revocable Trust dated December 9, 2013, and acknowledged to me that he/she/they executed the same as Trustee.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

J S Leach  
Notary Public for the State of Calif  
Residing at: CONTRA COSTA Ca  
Commission Expires: 1/3/2026

