

Returned at Counter
Michael L. Spencer

2024-002730

Klamath County, Oregon



00327063202400027300010013

04/11/2024 02:11:18 PM

Fee: \$82.00

Gregory David Cabral

Grantor

Gregory David Cabral and Julie Ann Cabral, Trustees
17710 Sprague River Rd.
Chiloquin, OR 97624

Grantee

After recording return to:
Grantee

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

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That Gregory David Cabral, aka Greg Cabral, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Gregory David Cabral and Julie Ann Cabral, Trustee(s) or Successor Trustee(s) of the Cabral Living Trust dated March 20, 2024, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, all of my interest in that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

SE 1/4 of Section 19, Township 35 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

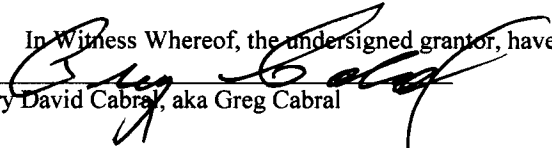
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES, 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 197.352

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except those of record and those apparent upon the land, if any, as of the date of this deed, and that grantor will warrant and forever defend the said premises and every party of parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars is other than money.

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the undersigned grantor, have executed this instrument this 10th day of April,, 2024.


Gregory David Cabral, aka Greg Cabral
STATE OF OREGON, County of Klamath)ss

Personally appeared the above named Gregory David Cabral on April 10, 2024 and acknowledge the foregoing instrument to be his voluntary act and deed.

(S E A L)

Before me: 