



After recording return to:
Brandon Carignan and Paula
Carignan
11734 Sun Forest Drive
La Pine, OR 97739

Until a change is requested all tax
statements shall be sent to the
following address:
Brandon Carignan and Paula Carignan
11734 Sun Forest Drive
La Pine, OR 97739

File No.: 7064-4171592 (SNB)
Date: June 03, 2024

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Janese M. Gaub, Successor Trustee of the Gaub Living Trust dated September 20 2013, and any amendments thereto, Grantor, conveys and warrants to Brandon Carignan and Paula Carignan as tenants by the entirety, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

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

See Attached Exhibit A

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 **\$375,000.00**. (Here comply with requirements of ORS 93.030)

After recording return to:
First American Title
395 SW Bluff Drive, Suite 100
Bend, OR 97702

APN: 140449

Statutory Warranty Deed
- continued

File No.: 7064-4171592 (SNB)

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.

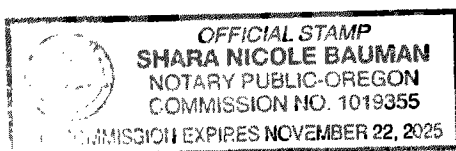
Dated this 17 day of June, 2024.

Successor
Janese M. Gaub, Trustee of the Gaub Living Trust

Janese M. Gaub
Janese M. Gaub, Trustee
@ Successor

STATE OF Oregon)
County of Deschutes)ss.
)

This instrument was acknowledged before me on this 17 day of June, 2024 by Janese M. Gaub as Trustee of the Gaub Living Trust, on behalf of the Trust.
@ Successor



Shara Nicole Bauman

Notary Public for Oregon
My commission expires: 11/22/25

EXHIBIT A

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

Parcel 1

Lot 4, Block 5 of Sun Forest Estates, Tract 1060, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

Parcel 2

Lot 5, Block 5 of Sun Forest Estates, Tract 1060, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon, .

A.P.N.: 140449