

2025-000680

Klamath County, Oregon

01/30/2025 01:15:02 PM

Fee: \$92.00



After recording return to:  
Whitney Cantrell  
18977 Maupin Rd  
Malin, OR 97632

Until a change is requested all tax  
statements shall be sent to the  
following address:  
Whitney Cantrell  
18977 Maupin Rd  
Malin, OR 97632

File No.: 7161-4223134 (RT)

Date: November 25, 2024

THIS SPACE RESERVED FOR RECORDER'S USE

### STATUTORY WARRANTY DEED

**Dawn Brightman, Successor Trustee of the Brightman Family Trust dated April 24, 2009**, Grantor, conveys and warrants to **Whitney Cantrell and Angelina M. King, not as tenants in common, but with rights of survivorship**, 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:

**All of Lots eleven and twelve in Block eighteen in the SUPPLEMENTAL PLAT OF CITY OF MALIN, according to the official plat thereof on file in Klamath County, Oregon.**

**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 **\$214,000.00**. (Here comply with requirements of ORS 93.030)

APN: **123486**

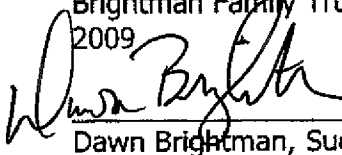
Statutory Warranty Deed  
- continued

File No.: **7161-4223134 (RT)**

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 20 day of December, 2024.

Dawn Brightman, Successor Trustee of the  
Brightman Family Trust dated April 24,  
2009

 Successor Trustee  
Dawn Brightman, Successor Trustee

APN: **123486**

Statutory Warranty Deed  
- continued

File No.: **7161-4223134 (RT)**

STATE OF Oregon                    )  
                                              )ss.  
County of Klamath                 )

This instrument was acknowledged before me on this 20 day of December, 2024,  
by Dawn Brightman as Successor Trustee of the Brightman Family Trust dated April 24, 2009,  
on behalf of the trust.

Marla M  
\_\_\_\_\_  
Notary Public for Oregon  
My commission expires: 2/26/2027

