

2025-004105

Klamath County, Oregon

05/30/2025 04:11:01 PM

Fee: \$92.00

**UNTIL A CHANGE IS REQUESTED,
SEND ALL TAX STATEMENTS TO:**

Charlene Choruby-Cadotte & Richard Cadotte
65301 E Timberline Dr. E.
Rhododendron, OR 97049

AFTER RECORDING RETURN TO:

Confluence Law Center, PC
10121 SE Sunnyside Rd., Ste 329
Happy Valley OR 97015

Parcel #: 164823

Tax Lot: 2607-001C0-08900

STATUTORY SPECIAL WARRANTY DEED

Richard T. Cadotte and Charlene D. Choruby-Cadotte, husband and wife, Grantor, conveys and specially warrants to Richard T. Cadotte and Charlene D. Choruby-Cadotte as Trustees of the Cadotte Family Living Trust, dated May 29, 2025, Grantee, the following described real property, free of encumbrances created or suffered by the Grantor except as specifically set forth herein, situated in the County of Klamath, State of Oregon:

Lot 7 in Block 8 of Tract No. 1069, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO AND EXCEPTING: All liens, encumbrances, conditions, covenants and restrictions of record or otherwise discoverable in the public records of any governmental agency, and any easements, encroachments, or other conditions and restrictions apparent from a visual inspection of the property. **EXCEPT:**

See Exhibit 'A' attached hereto and made a part hereof


The true and actual consideration represents a distribution from grantor to grantee for estate planning purposes, and the true and actual consideration stated in terms of dollars is none.

The liability and obligations of the Grantor for breach of any covenant or warranty of title hereunder shall not exceed the amount of title insurance coverage (right of indemnification) available to Grantor under any title insurance policies, or if there be more than one such policy, the aggregate amount available to the Grantor. It is the intention of the Grantor to preserve any existing title insurance coverage. However, nothing herein contained shall be deemed to have relieved the Grantor of any liability hereunder with respect to which Grantor has, or but for this exception would have, a right of indemnification under any such policy of title insurance.

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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

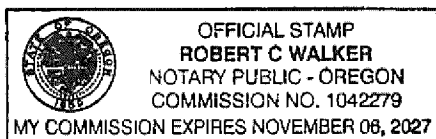
DATED: May 29, 2025

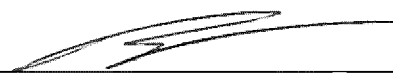
SIGNED: 
Richard T. Cadotte, Grantor

SIGNED: 
Charlene D. Choruby-Cadotte, Grantor

STATE OF OREGON)
) ss.
COUNTY OF CLACKAMAS)

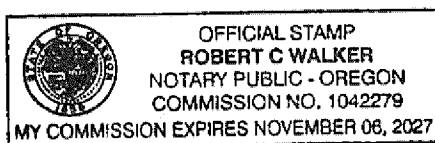
On May 29, 2025, personally appeared Richard T. Cadotte and acknowledged the foregoing instrument to be his voluntary act.




Robert C. Walker, Notary Public – Oregon
Commission No. 1042279
My commission expires: November 6, 2027

STATE OF OREGON)
) ss.
COUNTY OF CLACKAMAS)

On May 29, 2025, personally appeared Charlene D. Choruby-Cadotte and acknowledged the foregoing instrument to be her voluntary act.



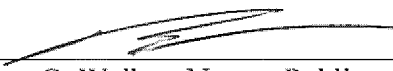

Robert C. Walker, Notary Public – Oregon
Commission No. 1042279
My commission expires: November 6, 2027

EXHIBIT 'A'
EXCEPTIONS

Reservations and restrictions in the dedication of Tract No. 1069, as follows...

- 1) 25 foot building setback from front and side property lines.
- 2) Public utilities easements 16 feet in width centered on all side and back lot lines.
- 3) One foot reserve strips (street plugs) as shown on the annexed plat to be dedicated to Klamath County and later released by resolution of the County Commissioners when the adjoining property is properly developed.
- 4) All sanitary facilities released subject to approval of the county sanitarian.
- 5) Upper 35 feet from the high water mark, the mean thereof, of the Little Deschutes River is reserved for public access easement.
- 6) Public access to the Little Deschutes River is provided by easements 10 feet in width as shown on the annexed plat.
- 7) All existing easements and reservations of record.
- 8) A sanitary line set-back 100 feet from the flood plane of the Little Deschutes River as shown on the annexed plat.

Articles of Association of Little Deschutes River Woods Owners Association recorded March 12, 1973 in Volume M73 page 2591; Amended by instruments recorded October 2, 1975 in Volume M75 12048; Recorded December 6, 1977 in Volume M77 page 23644 and 23645, all Deed records of Klamath County, Oregon; Right of Way Easement recorded September 6, 1978 in Volume M78 page 18615, Deed records of Klamath County, Oregon.