

01 JUN 25 PM 3:40

**RECORDING COVER SHEET
FOR CONVEYANCES, PER ORS 205.234**

**THIS COVER SHEET HAS BEEN PREPARED BY THE PERSON
PRESENTING THE ATTACHED INSTRUMENT FOR RECORDING.
ANY ERRORS IN THIS COVER SHEET DO NOT AFFECT THE
TRANSACTION(S) CONTAINED IN THE INSTRUMENT ITSELF.**

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AFTER RECORDING RETURN TO

**name and address of the person authorized to receive the
instrument after recording, as required by ORS 205.180(4)
and ORS 205.238.**

RHONDA J. COINER
PO BOX 2815
LAPINE, OR 97739

K57163

- 1. NAME(S) OF THE TRANSACTION(S), described in the attached instrument and required by ORS 205.234(a).**
Note: Transaction as defined by ORS 205.010 "means any action required or permitted by law to be recorded including, but not limited to, any transfer, encumbrance or release affecting title to or an interest in real property."

STATUTORY WARRANTY DEED

- 2. GRANTOR, as described in ORS 205.160.**

MARC JOLIN

- 3. GRANTEE, as described in ORS 205.160.**

RHONDA J. COINER

- 4. TRUE AND ACTUAL CONSIDERATION PAID for instruments conveying or contracting to convey fee title to any real estate and all memoranda of such instruments, reference ORS 93.030.**

\$77,000.

- 5. UNTIL A CHANGE IS REQUESTED, ALL TAX STATEMENTS SHALL BE SENT TO THE FOLLOWING
ADDRESS for instruments conveying or contracting to convey fee title to any real estate, reference ORS 93.260.**

Rhonda J. Coiner
PO Box 2815
LAPINE, OR 97739

K26-



THIS SPACE RESERVED FOR RECORDER'S USE

30545

After recording return to:

Rhonda J. Colner

P.O. Box 2815

LaPine, OR 97739

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

Rhonda J. Colner

P.O. Box 2815

LaPine, OR 97739

Escrow No. 0150286

Title No. K57163

STATUTORY WARRANTY DEED

MARC JOLIN, Grantor, conveys and warrants to RHONDA J. COINER, Grantee, the following
described real property free of liens and encumbrances, except as specifically set forth herein:

Lot 35 in Block 2 of Tract 1098-SPLIT RAIL RANCHOS, according to the official plat thereof on file
in the office of the County Clerk of Klamath County, Oregon.

This property is free of liens and encumbrances, EXCEPT:
Easements, Covenants, Conditions and Restrictions of record, if any.

Trust Deed recorded on the 8th day of July, 1996 in Book M00, Page 20177, records of KLAMATH
County, which Trust Deed the grantee assumes and agrees to pay.

THIS INSTRUMENT WILL 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 FEED TITLE
TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY
PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS
ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

The true consideration for this conveyance is \$77,000.00 (Here comply with the requirements of ORS 93.030)

Dated this 21 day of JUNE, 2001.

Marc Jolin
Marc Jolin



STATE OF ARIZONA

County of Maricopa } ss.

This instrument was acknowledged before me on this 21 day of June, 2001
by Marc Jolin LC

Patricia M. Miller, NOTARY PUBLIC FOR AZ

Notary Public for Oregon AZ

My commission expires: July 31, 2003

State of Oregon, County of Klamath
Recorded 06/25/01, at 3:46 p. m.
In Vol. M01 Page 30544
Linda Smith,
County Clerk Fee \$ 26⁰⁰