

AFTER RECORDING, RETURN TO:

Bryant, Emerson & Fitch
PO Box 457

Redmond OR 97756

MAIL TAX STATEMENTS TO:

Joyce Coats, Trustee
63285 Skyline Ranch
Bend, Or 97701

State of Oregon, County of Klamath
Recorded 11/05/2002 8:34 a m.
Vol M02, Pg 63743-44
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

BARGAIN AND SALE DEED

JOYCE E. COATS, Grantor, grants, bargains, sells and conveys unto **JOYCE E. COATS and ERIC W. COATS**, Co-Trustees of the **Joyce E. Coats Revocable Trust U/A/D October 23, 2002**, Grantee, the following described real property, situated in the County of Klamath, State of Oregon, to-wit:

See **Exhibit "A"** attached hereto and made a part hereof. (Conveying all of the property received by Grantor herein under Klamath County, Oregon Deed 26242 in Vol. M83, Page 12188.)

SUBJECT TO all reservations, encumbrances, restrictions, patents, rights of way and easements of record, together with and including those set forth on each respective Exhibit attached hereto and made a part hereof.

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 fee 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 and actual consideration for this conveyance is \$0 and consists of or includes other property or value given or promised which is the whole of the consideration.

DATED this 31 day of October, 2002.

Joyce E. Coats
JOYCE E. COATS

STATE OF OREGON)
 : ss.
County of Deschutes)

Oct 31, 2002

Personally appeared the above-named **JOYCE E. COATS** and acknowledged the foregoing instrument to be her voluntary act and deed.



Before me: Linda Benham
Notary Public for Oregon
My Commission Expires: 12-10-04

Bargain & Sale Deed

*\\rlb\coats\bsdeedKlamathCnty.wpd

BRYANT, EMERSON & FITCH
ATTORNEYS AT LAW
888 WEST EVERGREEN AVENUE
P.O. BOX 457
REDMOND, OREGON 97756-0103
TELEPHONE (541) 548-2151
FAX (541) 548-1895

EXHIBIT A

A tract of land situated in the SE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 24, Township 31 South Range 7, E.W.M. Klamath County, Oregon, being more particularly described as follows:

BEGINNING at a 5/8 inch iron pin marking the W1/16 corner on the South line of Said Section 24; thence N. 00°07'04"E., along the West line of the said SE $\frac{1}{4}$ SW $\frac{1}{4}$, 1245.37 feet to the Southerly right of way line of Klamath County Road No. 3092 (Easement No. F2992); thence S. 81°56'23"E., along said Southerly right of way line, 458.10 feet to a 5/8 inch iron pin on the Westerly right of way line of State Highway No. 97 (Dalles-California Hwy); thence S. 02°22'40" W., along said Westerly right of way line 1179.65 feet to a 5/8 inch iron pin on the South line of said Section 24; thence S. 89°38'55" W. 407.20 feet to the point of beginning, containing 11.99 acres, with bearings based on survey No. 1706, as recorded in the office of the Klamath County Surveyor.

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