

2009-009176

Klamath County, Oregon



After recording return to:
Eagle Cap Rentals
PO Box 1956
Brookings, OR 97415

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

Eagle Cap Rentals
PO Box 1956
Brookings, OR 97415

File No.: 7061-1435441 (TH)
Date: June 25, 2009

THIS SPACE



07/06/2009 02:39:01 PM

Fee: \$31.00

STATUTORY WARRANTY DEED

**Joyce E. Coats and Eric W. Coats, Co-Trustees of the Joyce E. Coats Revocable Trust U/A/D
October 23, 2002 , Grantor,**

conveys and warrants to

Eagle Cap Rentals , Grantee,

the following described real property free of liens and encumbrances, except as specifically set forth
herein:

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 **\$30,000.00**. (Here comply with requirements of ORS 93.030)

F31-

APN: R786297

Statutory Warranty Deed
- continued

File No.: 7061-1435441 (TH)
Date: 06/25/2009

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, OF CHAPTER 424, OREGON LAWS 2007. 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, OF CHAPTER 424, OREGON LAWS 2007.

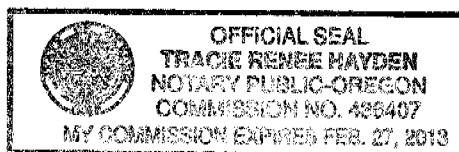
Dated this 1st day of July, 2009.

Joyce E. Coats and Eric W. Coats, Co-
Trustees of the Joyce E. Coats Revocable
Trust U/A/D October 23, 2002

Joyce E. Coats
Joyce E. Coats, Co-Trustee
Eric W. Coats
Eric W. Coats, Co-Trustee

STATE OF Oregon)
County of ~~Klamath~~ Deschutes)ss.
du)

This instrument was acknowledged before me on this 1st day of July, 2009
by **Joyce E. Coats & Eric W. Coats,**
Co-Trustees of the Joyce E. Coats Revocable Trust U/A/D October 23, 2002



Tracie Renee Hayden
Notary Public for Oregon
My commission expires: Feb. 27, 2013

EXHIBIT A

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

A TRACT OF LAND SITUATED IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER 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 WEST 1/16 CORNER ON THE SOUTH LINE OF SAID SECTION 24; THENCE NORTH 00° 07' 04" EAST, ALONG THE WEST LINE OF THE SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER, 1245.37 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF KLAMATH COUNTY ROAD NO. 3092 (EASEMENT NO. F2992); THENCE SOUTH 81° 56' 23" EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, 458.10 FEET TO A 5/8 INCH IRON PIN ON THE WESTERLY RIGHT OF WAY L LINE OF STATE HIGHWAY NO. 97 (DALLES-CALIFORNIA HIGHWAY); THENCE SOUTH 02° 22' 40" WEST, ALONG SAID WESTERLY RIGHT OF WAY L LINE 1179.65 FEET TO A 5/8 INCH IRON PIN ON THE SOUTH LINE OF SAID SECTION 24; THENCE SOUTH 89° 38' 55" WEST 407.20 FEET TO THE POINT OF BEGINNING.