

2010-002942

Klamath County, Oregon



THIS SPACE



03/04/2010 03:37:15 PM

Fee: \$42.00

After recording return to:
Neal R Coaty and Emily Coaty

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

File No.: 7021-1515049 (ALF)
Date: February 25, 2010

STATUTORY BARGAIN AND SALE DEED

Neal Coaty and Emily Coaty, Grantor, conveys to **Neal R Coaty and Emily Coaty, husband and wife**, Grantee, the following described real property:

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

The South one-half of Lot 8 Block 7 Tract 1083, Cedar Trails, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The true consideration for this conveyance is **\$to convey title only**. (Here comply with requirements of ORS 93.030)

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

Dated this 26 day of February, 20 10.

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APN: R846268

Bargain and Sale Deed
- continued

File No.: 7021-1515049 (ALF)
Date: 02/25/2010



Neal Coaty



Emily Coaty

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 26 day of February 20 10
by **Neal Coaty and Emily Coaty**.



Notary Public for Oregon
My commission expires: 12-3-10

