

2010-009095

Klamath County, Oregon



00088055201000090950030032

THIS SPAC

08/02/2010 11:38:32 AM

Fee: \$47.00



After recording return to:  
First American Title  
1225 Crater Lake Ave.  
Medford, OR 97504

Until a change is requested all tax statements  
shall be sent to the following address:  
Bryan K. Coates and Tammy L. Coates  
1616 Derby Street  
Klamath Falls, OR 97601

File No.: 7161-1605133 (DJ)  
Date: July 27, 2010

18- 1605133

### STATUTORY WARRANTY DEED

**Ricky Overmyer and Lauriana Overmyer**, Grantor, conveys and warrants to **Bryan K. Coates and Tammy L. Coates, Husband and Wife**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

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

**THE EAST HALF OF LOT 6, BLOCK 2 BRYANT TRACTS NO. 2, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.**

**Subject to:**

1. The **2010-2011** Taxes, a lien not yet payable.
2. 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 **\$90,000.00**. (Here comply with requirements of ORS 93.030)

f

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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, 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.

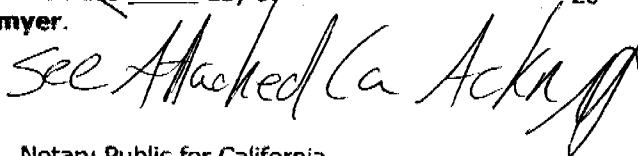
Dated this 29 day of July 2010

  
Ricky Overmyer

  
Lauriana Overmyer

STATE OF California )  
County of Sacramento ) ss.

This instrument was acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_  
by **Ricky Overmyer and Lauriana Overmyer.**

  
20

Notary Public for California  
My commission expires:

## ACKNOWLEDGMENT

State of California  
County of Sacramento )

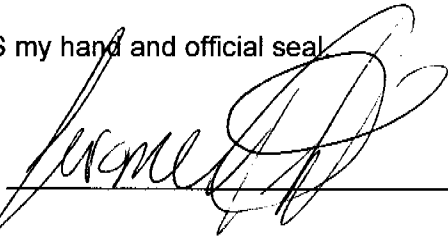
On July 29, 2010 before me, Jerome Smith, Notary Public  
(insert name and title of the officer)

personally appeared Ricky Lee Overmyer, Lauriane Kathleen Overmyer  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are  
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in  
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the  
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing  
paragraph is true and correct.

WITNESS my hand and official seal

Signature



(Seal)



RE: Warranty Deed