

BE

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.

DAVID L. COLEMAN & BARBARA G. COLEMAN18108 PONDEROSA LANE
KLAMATH FALLS OR 97601

Grantor's Name and Address

DAVID L. COLEMAN, TRUSTEE OF SELF-DECLARATION OF
TRUST DATED 11 FEBRUARY 200318108 PONDEROSA LN. KLAMATH FALLS OR 97601

Grantee's Name and Address

After recording, return to (Name, Address, Zip):

DAVID L. COLEMAN
18108 PONDEROSA LANE
KLAMATH FALLS OR 97601

Until requested otherwise, send all tax statements to (Name, Address, Zip):

DAVID L. COLEMAN
18108 PONDEROSA LANE
KLAMATH FALLS OR 97601

2012-002875

Klamath County, Oregon



00115474201200028750010012

03/19/2012 11:16:43 AM

Fee: \$37.00

SPACE RESERVED
FOR
RECORDER'S USE

No. _____, Records of said County.

Witness my hand and seal of County affixed.

NAME

TITLE

By _____, Deputy.

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that DAVID L. COLEMAN AND BARBARA G. COLEMAN, AS TENANTSBY THE ENTIRETYhereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto DAVID L.COLEMAN AS TRUSTEE UNDER SELF-DECLARATION OF TRUST AGREEMENT DATED 11 FEBRUARY 2003 *hereinafter called grantee, and unto grantee's heirs, successors and assigns, all of that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in KLAMATH County, State of Oregon, described as follows, to-wit: AN UNDIVIDED ONE-HALF INTEREST INLOT 4 IN BLOCK 24 OF TRACT NO. 1005, FOURTH ADDITION TO KLAMATH RIVER ACRES, ACCORDING TO THE
OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.* BARBARA G. COLEMAN AS TRUSTEE UNDER SELF-DECLARATION OF TRUST AGREEMENT DATED
11 FEBRUARY 2003.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 10.00

However, the

~~actual consideration consists of or includes other property or value given or promised which is ☐ part of the ☐ the whole (indicate which) consideration.~~ (The sentence between the symbols ®, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the grantor has executed this instrument on MARCH 19, 2012; if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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, 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, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

STATE OF OREGON, County of Klamath ss.This instrument was acknowledged before me on MARCH 19, 2012
by David Coleman and Barbara Coleman

This instrument was acknowledged before me on _____

by _____

as _____

of _____

Brienne Riley
Notary Public for OregonMy commission expires 10/03/2014