

BE

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



Richard C. Coltrin And Lori J.
Coltrin husband And wife

2012-004515

Klamath County, Oregon



00117419201200045150010016

Grantor's Name and Address

Hugh J. Coltrin Jr.
PO Box 505 Klamath Falls OR
97601

Grantee's Name and Address

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

Hugh J. Coltrin Jr.
PO Box 505 Klamath Falls OR
97601

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

Hugh J. Coltrin Jr.
PO Box 505 Klamath Falls OR
97601

SPACE RES
FOR
RECORD

05/01/2012 11:12:18 AM

Fee: \$37.00

Records of said County.

L.

Y.

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that Richard C. Coltrin And Lori J. Coltrin
husband And wife

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto

Hugh J. Coltrin Jr.
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 _____ County, State of Oregon, described as follows, to-wit:

Lot 15 in Block 21 of Tract no. 1027 mt. Scott meadows
According To The Official Plat Thereof on File in the Office of The
County Clerk of Klamath County Oregon.

(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 \$ 4,500.00. 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 ^①, 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.

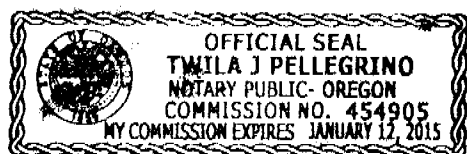
IN WITNESS WHEREOF, the grantor has executed this instrument on April 27, 2012; if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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 April 27, 2012
by Richard C. Coltrin & Lori J. Coltrin

This instrument was acknowledged before me on _____
by _____
as _____
of _____



Twila Pellegrino

Notary Public for Oregon

My commission expires 1-12-2015