

**2012-014163**

**Klamath County, Oregon**

**12/20/2012 02:13:08 PM**

**Fee: \$42.00**

**AFTER RECORDING, RETURN TO:**

Nancy L. Cowgill  
STOEL RIVES LLP  
900 SW Fifth Avenue, Suite 2600  
Portland, Oregon 97204

**UNTIL A CHANGE IS REQUESTED,  
SEND ALL TAX STATEMENTS TO:**

Matthew D. Coffman, Trustee  
4902 McLoughlin Drive  
Central Point, OR 97502

**Property ID #R70121**  
Lake of the Woods Cabin

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SPACE ABOVE THIS LINE FOR RECORDER'S USE

**STATUTORY BARGAIN AND SALE DEED/BILL OF SALE**

Adelia A. Coffman, Trustee of the Adelia A. Coffman Trust dated December 16, 1993 ("Grantor"), conveys to Matthew D. Coffman and Carrie E. Akery, Trustees of the Matthew D. Coffman Trust dated December 14, 2012 ("Grantee"), the following described property located in Klamath County, Oregon, to-wit:

All improvements, including but not limited to the recreational residence, located on real property leased from the United States Forest Service and described as Block O, Lot 3, Lake of the Woods Recreation, in the State of Oregon, County of Klamath.

The true consideration for this conveyance is \$ 0.00.

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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. 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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

DATED this 18<sup>th</sup> day of December, 2012.

Adelia A. Coffman, Trustee  
Adelia A. Coffman, Trustee of the Adelia A. Coffman  
Trust dated December 16, 1993

STATE OF OREGON

ss.

County of Jackson

This instrument was acknowledged before me on Dec. 18<sup>th</sup>, 2012, by Adelia A. Coffman, Trustee of the Adelia A. Coffman Trust dated December 16, 1993.



D. John B.  
Notary Public for Oregon  
My commission expires: 12/4/15