

1st 2255288 ALF



After recording return to:  
Alexandra F Montgomery and Jeremy  
S Montgomery  
3737 Plum Bush Dr  
Klamath Falls, OR 97603

Until a change is requested all tax  
statements shall be sent to the  
following address:  
Alexandra F Montgomery and Jeremy  
S Montgomery  
3737 Plum Bush Dr  
Klamath Falls, OR 97603

File No.: 7021-2255288 (ALF)  
Date: May 15, 2014

2014-006532

Klamath County, Oregon

06/19/2014 03:00:11 PM

Fee: \$47.00

THIS SPACE RESERVED FOR RECORD

### STATUTORY WARRANTY DEED

**Robert Coffey and Barbara Coffey, husband and wife and Roberta Brown not as tenants in common, but with rights of survivorship, Grantor, conveys and warrants to Alexandra F Montgomery and Jeremy S Montgomery, wife and husband as tenants by the entirety ,** 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:

**Lot 18, Block 1, TRACT nO. 1165, MIRACLE MANOR, in the County of Klamath, State of Oregon.**

**Subject to:**

1. 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 **\$254,000.00**. (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, 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 day of June, 2014.

Robert Coffey  
Robert Coffey  
Roberta Brown  
Roberta Coffey AS HER ATTY IN FACT  
Roberta Brown

Barbara Coffey  
Barbara Coffey

STATE OF Oregon )  
 )ss.  
County of Klamath )

This instrument was acknowledged before me on this 18 day of June, 2014  
by **Robert Coffey and Barbara Coffey and Roberta Brown** by Robert Coffey as  
her atty in fact

Adrien Fleek

Notary Public for Oregon

My commission expires: 12-31-14

