



**2015-000885**  
Klamath County, Oregon  
01/30/2015 03:12:33 PM  
Fee: \$52.00

RECORDING REQUESTED BY:  
Fidelity National Title Company of Oregon

GRANTOR:  
Northwest Bank  
4900 Meadows Rd #410  
Lake Oswego, OR 97035

GRANTEE:  
Sharon Coate and Roy Coate, As Tenants by the  
Entirety  
678 Baxter  
Eugene, OR 97402

SEND TAX STATEMENTS TO:  
Sharon Coate and Roy Coate  
**678 Baxter**  
**Eugene, OR 97402**

AFTER RECORDING RETURN TO:  
Sharon Coate and Roy Coate  
678 Baxter  
Eugene, OR 97402

Escrow No: 20150108816-FTPOR08

Lot 4200 Highway 97  
Gilchrist, OR 97733

SPACE ABOVE THIS LINE FOR RECORDER'S USE

## STATUTORY WARRANTY DEED

Northwest Bank, Grantor, conveys and warrants to

Sharon Coate and Roy Coate, As Tenants by the Entirety, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Klamath, State of Oregon:

SEE LEGAL DESCRIPTION ATTACHED HERETO

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS \$15,000.00. (See ORS 93.030)

**Subject to and excepting:**

Save and Except: Taxes, Covenants, Conditions, Restrictions, Easements, Rights of Way, Homeowners Association Assessments if any and other matters now of reocrd.

**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**

20150108816-FTPOR08  
Deed (Warranty-Statutory)

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: January 29, 2015

Northwest Bank

By: 

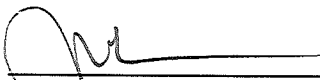
Tom Vander Ploeg, SVP/CCO

State of OREGON

COUNTY of Clackamas

This instrument was acknowledged before me on 1/29, 2015

by Tom Vander Ploeg, SVP/CCO <sup>of me</sup> ~~of~~ Northwest Bank.

  
Notary Public - State of Oregon

My commission expires: 1/01/16

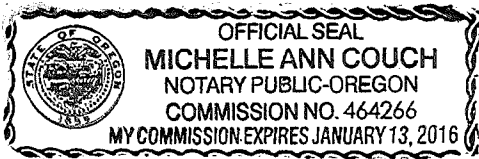


Exhibit "A"

Lots 1 and 2, of TRACT 1318-GILCHRIST TOWNSITE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon