Klamath County, Oregon

04/07/2015 10:58:14 AM

Fee: \$47.00

After Recording Return to: Tami S.P. Beach 1184 Olive Street Eugene, OR 97401

Until a change is requested all tax statements shall be sent to the following address: No change

BARGAIN AND SALE DEED - STATUTORY FORM

Roy E. Coate, aka Roy Coate, and Sharon L. Coate, Grantors, convey to Roy E. Coate and Sharon L. Coate, Trustees, the Roy and Sharon Coate Family Trust, under agreement dated March 10, 2015, Grantees, the real property located in Klamath County, Oregon, and described as follows:

Legal description on the attached Exhibit A.

The true consideration for this conveyance is none.

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 10th day of March, 2015.

oate, aka Rov Coate

STATE OF OREGON

) ss.

County of Lane

This instrument was acknowledged before me on March 10, 2015, by Roy E. Coate, aka Roy Coate, and Sharon L. Coate.

OFFICIAL SEAL TAMIS P BEACH NOTARY PUBLIC-OREGON COMMISSION NO. 475359 MY COMMISSION EXPIRES FEBRUARY 04, 2017

Notary Public for Oregon

EXHIBIT A

Real Property Legal Description

Parcel 1: Lot 84 of TRACT 1318 - GILCHRIST TOWNSITE, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

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