



2016-000010  
Klamath County, Oregon  
01/04/2016 11:38:40 AM  
Fee: \$47.00

RECORDING REQUESTED BY:  
Fidelity National Title Company of Oregon

GRANTOR:  
Kenneth A. Phillips and Mary K. Phillips  
896 31st Way  
Florence, OR 97439

GRANTEE:  
Zane Coats and Jose Coats  
2625 Oxford Court  
Eugene, OR 97404

SEND TAX STATEMENTS TO:  
Zane Coats and Jose Coats  
2625 Oxford Ct.  
Eugene, OR 97404

AFTER RECORDING RETURN TO:  
Zane Coats and Jose Coats  
2625 Oxford Ct.  
Eugene, OR 97404

Escrow No: 4615037384-FTEUG03

R-2607-001C0-11500-000  
Crescent Lake, OR 97733

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**WARRANTY DEED – STATUTORY FORM**  
(INDIVIDUAL or CORPORATION)

Kenneth A. Phillips and Mary K. Phillips

Grantor, conveys and warrants to

Zane Coats and Jose Coats, as tenants by the entirety with rights of survivorship

Grantee, the following described real property free of encumbrances except as specifically set forth herein:

Lot 24 in Block 3, TRACTS NO. 1069, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

The true consideration for this conveyance is \$60,000.00.

ENCUMBRANCES: Current taxes, assessments, reservations in patents, and all agreements, easements, right-of-way, encumbrances, liens, setback lines, reservations, powers of special districts, covenants, conditions and restrictions as may appear of record.

**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,**

4615037384-FTEUG03  
Deed (Warranty – Statutory (Individual or Corporation))

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 12/30/15, if a corporate grantor, it has caused its name to be signed by order of its board of directors.

Kenneth A. Phillips  
Kenneth A. Phillips  
Mary K. Phillips  
Mary K. Phillips

State of OREGON  
COUNTY of Lane

This instrument was acknowledged before me on December 30, 2015  
by Kenneth A. Phillips and Mary K. Phillips

[Signature]  
Notary Public - State of Oregon

My commission expires: 11-18-2017

