

2016-008281

Klamath County, Oregon 08/05/2016 09:39:31 AM

d.

Fee: \$47.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording	g return to:	
Charles D. Co	oughran and Jaime Coughran	
4075 Collier	Lane	
Klamath Fall:	s, OR 97603	
Until a change	is requested all tax statements	
shall be sent to	the following address:	
Charles D. Coughran and Jaime Coughran		
4075 Collier	Lane	
Klamath Falls	s, OR 97603	
File No.	110707AM	

STATUTORY WARRANTY DEED

William Charles Guest, III and Sue Petersen Guest, as Tenants by the Entirety,

Grantor(s), hereby convey and warrant to

Charles D. Coughran and Jaime Coughran, as Tenants by the Entirety,

Grantee(s), the following described real property in the County of Klamath and State of Oregon free of encumbrances except as specifically set forth herein:

Lot 4 Tract 1278, COLLIER LANE, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

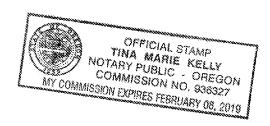
The true and actual consideration for this conveyance is \$365,000.00.

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

2016-2017 Real Property Taxes, a lien not yet due and payable

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.

Page 2 Statutory Warranty Deed Escrow No. 110707AM	
Dated this 3 day of Ayut 2016	
Fulz C Stris	
William Charles Guest III	ND
XPDH	
Sue Petersen Guest	d.
	,
State of ONGON } ss. County of May (m)	
On this 30 day of August, 2016, before me, Ting Kelly a Notary I	
On this day of August, 2016, before me, a Notary spersonally appeared William Charles Guest III and Sue Petersan Guest, known or identified to m	Public in and for said state it to be the person(s) whose
name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed	same.
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year	in this certificate first above
written.	
Notary Public for the State of	
Residing at: Solan	NO.
Commission Expires: 3-8-19	
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ND.

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