

2017-003051

Klamath County, Oregon

BE

NO PART OF ANY STEVENS-NESS FORM MAY BE REPROD.



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03/23/2017 11:16:09 AM

Fee: \$47.00

received for recording on _____,
at _____ o'clock _____ M., and recorded in
book/reel/volume No. _____ on page _____
and/or as fee/file/instrument/microfilm/reception
No. _____, Records of this County.

Witness my hand and seal of County affixed.

NAME

TITLE

By _____, Deputy.

SPACE RESERVED
FOR
RECORDER'S USE

Jeff Coker & Cher Dolan
PO Box 229
Crescent OR 97733
Sume

Grantee's Name and Address

After recording, return to (Name, Address, Zip):

Jeff Coker
PO Box 229
Crescent OR 97733
Until requested otherwise, send all tax statements to (Name, Address, Zip):
Jeff Coker
PO Box 229
Crescent OR 97733

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that Cher L. Dolan & Jeff Coker

hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by Jeff Coker

hereinafter called grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns,
that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining,
situated in Klamath County, State of Oregon, described as follows, to-wit:

Tax Account No. 153513
Map No 2409-30-CA-2200

See attached Exhibit A

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized
in fee simple of the above granted premises, free from all encumbrances except (if no exceptions, so state):

None

_____ and that
grantor will warrant and forever defend the premises and every part and parcel thereof against the lawful claims and demands of all
persons whomsoever, except those claiming under the above described encumbrances.

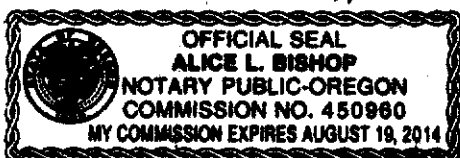
The true and actual consideration paid for this transfer, stated in terms of dollars, is \$1.00. However, the
actual consideration consists of or includes other property or value given or promised which is ☐ the whole ☐ part of the (indicate
which) consideration. (The sentence between the symbols ®, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural.

In witness whereof, the grantor has executed this instrument on December 8, 2011; if grantor
is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do
so by order of its board of directors.

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, AND SECTIONS 2 TO 9 AND 17,
CHAPTER 855, OREGON LAWS 2009. 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, ORE-
GON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

STATE OF OREGON, County of Klamath
This instrument was acknowledged before me on December 8, 2011
by Jeff Coker & Cher L. Dolan



Notary Public for Oregon

My commission expires August 19, 2014

EXHIBIT "A"

DESCRIPTION OF PROPERTY

The following described real property situate in Klamath County, Oregon:

A parcel of land in the NE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 30, Township 24 South, Range 9 East of the Willamette Meridian, more particularly described as follows: Beginning at an iron pin on the Easterly right of way line of the Gilchrist & Co., Ltd., Railroad which lies S. 89°48' E. along the 40 line a distance of 143.5 feet from the brass cap corner which marks the Southwest corner of the NE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 30 Twp. 24 S., R. 9 E.W.M., in Klamath County, Oregon, and running thence: continuing S. 89°48' E. along the 40 line a distance of 171.5 feet to an iron pin which lies on the Westerly right of way line of Highway 97, 50 feet at right angles Westerly from its center; thence N. 39°40' E. along the Westerly right of way line of the Highway No. 97 a distance of 152.45 feet to an iron pin; being the true point of beginning of this tract; thence N. 50°20' W. a distance of 70 feet; thence S. 39°40' W. a distance of 87 feet; thence S. 50°20' E. a distance of 70 feet; thence N. 39°40' E. a distance of 87 feet to the true point of beginning of this tract, SAVING AND EXCEPTING the Northwesterly 15 feet of said property.