

After recording return to:
First American Title
395 SW Bluff Drive, Suite 100
Bend, OR 97701



After recording return to:
Robert J. Coogan
2510 Rohlfing Circle
La Pine, OR 97739

Until a change is requested all tax
statements shall be sent to the
following address:
Robert J. Coogan
2510 Rohlfing Circle
La Pine, OR 97739

File No.: 7061-2887524 (SJN)
Date: June 15, 2017
179767AM

2017-009612
Klamath County, Oregon
08/25/2017 09:48:00 AM
Fee: \$52.00

THIS SPACE RESERVED FOR RECORD

STATUTORY WARRANTY DEED

Sheri R. Holcomb, Trustee of the Sheri R Holcomb's Survivors Trust, Grantor, conveys and warrants to **Robert J. Coogan and Alexandra M. Vance, not as tenants in common, but with rights of survivorship**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

See attached Exhibit 'A', attached hereto and made a part hereof.

Subject to:

1. Taxes for the fiscal year 2017-2018 a lien due, but not yet payable.
2. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$70,500.00**. (Here comply with requirements of ORS 93.030)

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 15 day of August, 2017.

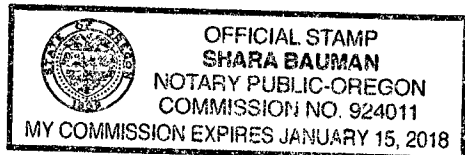
Sheri R Holcomb's Survivors Trust

Sheri R. Holcomb, Trustee
Sheri R. Holcomb, Trustee

STATE OF Oregon)
County of ³⁶ ~~Klamath~~ Deschutes) ss.

This instrument was acknowledged before me on this 15 day of August, 2017
by **Sheri R. Holcomb, Trustee of the Sheri R Holcomb's Survivors Trust.**

Shara Bauman



Notary Public for Oregon

My commission expires: 1-15-18

APN: R699925

File No.: 7061-2887524 (SJN)

Date: 08/07/2017

Exhibit "A"

**LEGAL DESCRIPTION
ADJUSTED LOT 18 BLOCK 1
"LITTLE RIVER RANCH"**

A tract of land located in the Southeast One-Quarter of Section 2, Township 23 South, Range 9 East, Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Lot 18 Block 1 of the plat of "Little River Ranch;"

EXCEPTING THEREFROM, the following described land:

Beginning at a 5/8" iron rod marking the northerly corner common to said Lot 18 and Lot 19; thence along the boundary between said Lots 18 and 19, South 13°35'21" East 333.94 feet to a 5/8" iron rod at the southerly corner between said Lots 18 and 19; thence along the boundary of said Lot 18, North 69°51'14" East 52.30 feet to a 5/8" iron rod; thence leaving said Lot 18 boundary, North 22°35'27" West 332.05 feet to the **Point of Beginning**.

Contains 66,600 square feet (1.53 acres.)