



After recording return to:  
Erma Jean Winiarski  
52211 Union Drive  
La Pine, OR 97739

Until a change is requested all tax  
statements shall be sent to the  
following address:  
Erma Jean Winiarski  
52211 Union Drive  
La Pine, OR 97739

File No.: 7064-2905332 (BC)  
Date: July 17, 2017

185362AM

THIS SPACE RESERVED FOR REC

2017-009666

Klamath County, Oregon

08/28/2017 12:11:00 PM

Fee: \$52.00

## STATUTORY WARRANTY DEED

**Richard W. Coe, Trustee of the Richard W. Coe Revocable Living Trust**

, **dated July 30, 2012**, Grantor, conveys and warrants to **Erma Jean Winiarski**, 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 Exhibit "A"**

### 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 **\$450,000.00**. (Here comply with requirements of ORS 93.030)

After recording return to:  
First American Title  
395 SW Bluff Drive, Suite 100  
Bend, OR 97702

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 25 day of Aug, 20 17

Richard W. Coe, Trustee of the Richard W.  
Coe Revocable Living Trust

Richard W. Coe  
Richard W. Coe, Trustee

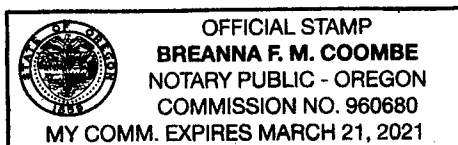
STATE OF Oregon )

County of Deschutes )

)ss.

This instrument was acknowledged before me on this 25 day of Aug, 20 17  
by **Richard W. Coe, Trustee.**

B Coombe



Notary Public for Oregon

My commission expires: 3/21/21

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

A tract of land lying in the NE1/4 SW1/4 and the NW1/4 SE1/4 of Section 24, Township 23 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Commencing at the intersection of the Southeasterly right of way line of the Dalles-California Highway and the Northeasterly right of way line of Tumbo Drive as shown on the duly recorded subdivision Jack Pine Village; thence North 59° 12' West, 300.00 feet to the Northwesterly right of way line of said highway; thence North 30° 48' East along said Northwesterly right of way line, 429.85 feet to the true point of beginning for this description; thence North 59° 12' West 170.00 feet; thence South 30° 48' West, 200.00 feet; thence North 59° 12' West 271.88 feet to the approximate centerline of an irrigation canal; thence North 34° 12' East, along said centerline, 593.04 feet; thence South 59° 12' East 406.71 feet to the said Northwesterly right of way line; thence South 30° 48' West along said Northwesterly right of way line 392.00 feet to the true point of beginning.