



THIS SPACE RESERVED FOR

2018-005316
Klamath County, Oregon
04/30/2018 02:27:01 PM
Fee: \$57.00

After recording return to:

Barry L. Coslet and Lisa M. Coslet

13487 Algoma Road

Klamath Falls, OR 97601

Until a change is requested all tax statements shall be sent to the following address:

Barry L. Coslet and Lisa M. Coslet

13487 Algoma Road

Klamath Falls, OR 97601

File No. 223831AM

STATUTORY WARRANTY DEED

Brent M. Buchanan and Dana N. Pine, each as to an undivided one-half interest as Tenants in Common,

Grantor(s), hereby convey and warrant to

Barry L. Coslet and Lisa M. Coslet, 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:

See Attached Exhibit 'A'

The true and actual consideration for this conveyance is \$140,000.00.

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:

57amh.

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 27TH day of APRIL, 2018

Brent M. Buchanan
Brent M. Buchanan

Dana N. Pine

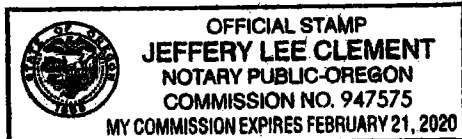
State of OREGON } ss
County of WASHINGTON

On this 27TH day of April, 2018, before me, JEFFERY L. CLEMENT a Notary Public in and for said state, personally appeared BRENT A. BUCHANAN, known or identified to me 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.

J L Clement
Notary Public for the State of OREGON
Residing at: 1936 TAMARAC CT. FOREST GROVE OR 97116
Commission Expires: 2/21/20

State of _____ } ss
County of _____ }



On this _____ day of April, 2018, before me, _____ a Notary Public in and for said state, personally appeared _____, known or identified to me 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: _____
Commission Expires: _____

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.

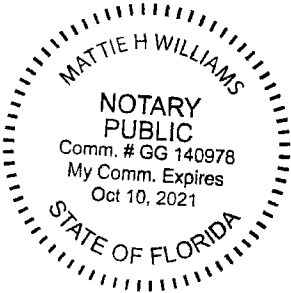
Dated this 27 day of April, 2018.

Brent M. Buchanan
Dana N. Pine
Dana N. Pine

State of FLORIDA } ss
County of MANON }

On this 27 day of April, 2018, before me, Matt Williams a Notary Public in and for said state, personally appeared DIANA N. PINE, known or identified to me 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.

Myke
Notary Public for the State of FLORIDA
Residing at: OCALA, MANON, FLORIDA
Commission Expires: 10-10-2021



State of _____ } ss
County of _____ }

On this _____ day of April, 2018, before me, _____ a Notary Public in and for said state, personally appeared _____, known or identified to me 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: _____
Commission Expires: _____

EXHIBIT 'A'

PARCEL 1:

Lot 40, FIRST ADDITION TO ALGOMA, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

TOGETHER WITH that portion of vacated Simpson Street that attached thereto.

PARCEL 2:

A tract of land in Lot 3, Section 18, Township 37 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Northwest corner of Lot 41 of FIRST ADDITION TO ALGOMA; thence South 5° 22' East along the West line of said Lot 41, a distance of 267.7 feet to a point; thence South 84° 38' West 162.7 feet to a point; thence North 32° 46' East 162.7 feet, more or less to the Southerly boundary of the Dalles California Highway; thence North 57° 14' East along the Southerly boundary of said highway a distance of 267.7 feet to the point of beginning.

PARCEL 3:

The West 60 feet (as measured along the North and South lines) of the following described property, described as follows:

Beginning at a point North 56° 30' West 525 feet from the Northeast corner of Lot 4, Section 18, Township 37 South, Range 9 East of the Willamette Meridian, Klamath County, State of Oregon; thence South 23° 30' East 321.5 feet; thence North 89° 30' West 385 feet; thence North 7° 45' West 175 feet; thence North 79° 30' East 107 feet; thence North 60° 30' East 200 feet to the place of beginning.

PARCEL 4:

All that portion of Government Lot 3 of Section 18, Township 37 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Northwest corner of that certain parcel of land conveyed to Ruth Hagelstein by deed recorded July 26, 1963 in Volume 347, page 16, Deed Records of Klamath County, Oregon; thence Southeasterly along the West line of said parcel to the Southwest corner thereof; thence Easterly along the Southerly line of said parcel a distance of 60 feet; thence Southeasterly parallel to the Westerly line of said parcel extended to a point on the South line of said Government Lot 3; thence Westerly along the South line of said Government Lot 3 to a point on the East line of Lot 39 of FIRST ADDITION TO ALGOMA, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon; thence Northerly along the East line of Lots 39 and 40 of FIRST ADDITION TO ALGOMA to the point of intersection of the East line of Lot 40 of FIRST ADDITION TO ALGOMA and the Northerly line extended of said parcel described in Deed Volume 347, page 16, Deed Records of Klamath County, Oregon; thence Northeasterly along said Northerly line extended to the point of beginning.