



THIS SPACE RESERVED FOR

2018-009127

Klamath County, Oregon

08/01/2018 02:18:01 PM

Fee: \$87.00

After recording return to:

Kevin Mark Coleman

4329 Bartlett Ave

Klamath Falls, OR 97603

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

Kevin Mark Coleman

4329 Bartlett Ave

Klamath Falls, OR 97603

File No. 245917AM

STATUTORY WARRANTY DEED

Jonathan R. Gates,

Grantor(s), hereby convey and warrant to

Kevin Mark Coleman,

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:

A parcel of land being a portion of Lot 9 of VILLA SAINT CLAIR SUBDIVISION, situated in the NW1/4 NW1/4 of Section 14, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the South line of said Lot 9, from which the Southeast corner of said Lot 9 bears North 89° 58' East 20.00 feet; thence North 00° 13' West, parallel with the East line of said Lot 9, 160.00 feet; thence South 89° 58' West 80.00 feet to a point on the West line of said Lot 9; thence South 00° 13' East 160.00 feet to the Southwest corner of said Lot 9; thence 89° 58' East 80.00 feet to the point of beginning, with bearings based on recorded survey No. 2690.

(Also known as Parcel 1 of Major Partition 38-88)

The true and actual consideration for this conveyance is \$105,000.00.

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:

2018-2019 Real Property Taxes, a lien not yet due and payable.

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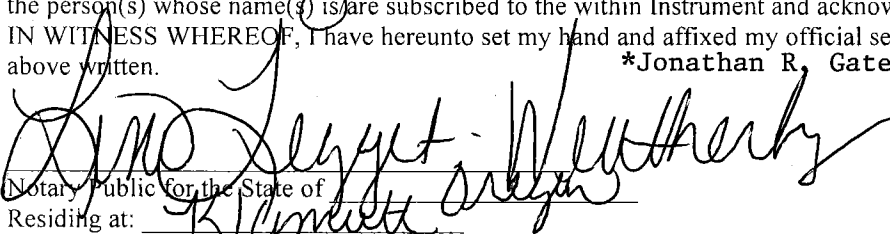
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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 31st day of July, 2018.


Jonathan R. Gates

State of Oregon } ss
County of Clatsop

On this 31 day of July, 2018, before me, Lisa Legget-Weatherby,
Notary Public in and for said state, personally appeared Jimmy D. Shelby and Julie A. Shelby, 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. *Jonathan R. Gates *for*


Notary Public for the State of Oregon
Residing at: Richmond
Commission Expires: 10/19/19

