



THIS SPACE RESERVED FOR

**2018-011184**

**Klamath County, Oregon**

**09/14/2018 11:13:01 AM**

**Fee: \$87.00**

After recording return to:  
David Bissell and Kay Fleskes  
13910 SW Rawhide Ct  
Beaverton, OR 97005

Until a change is requested all tax statements shall be  
sent to the following address:  
David Bissell and Kay Fleskes  
13910 SW Rawhide Ct  
Beaverton, OR 97005  
File No. 257449AM

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**STATUTORY WARRANTY DEED**

**Helen Coleman, Michel Paul Coleman and Kim E. Coleman,  
not as tenants in common but with rights of survivorship,**

Grantor(s), hereby convey and warrant to

**David Bissell and Kay Fleskes, 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:

**Lot 5 in Block 5 of SECOND ADDITION TO BUREKER PLACE, according to the official plat thereof on  
file in the office of the County Clerk, Klamath County, Oregon.**

The true and actual consideration for this conveyance is \$145,000.00.

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.**

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 7th day of Sept., 2018.

Helen Coleman  
Helen Coleman

By: Michel Paul Coleman her atty in fact  
Michel Paul Coleman, her attorney in fact

Michel Paul Coleman  
Michel Paul Coleman

Kim E. Coleman  
Kim E. Coleman

State of Oregon } ss  
County of Klamath }

On this 7th day of September, 2018, before me, Deborah Anne Sinnock a Notary Public in and for said state, personally appeared Michel Paul Coleman, as attorney in fact for Helen Coleman and Michel Paul Coleman and Kim E. Coleman, 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.

Deborah Anne Sinnock  
Notary Public for the State of Oregon  
Residing at: Klamath Falls, Oregon  
Commission Expires: 8-30-21

