



THIS SPACE RESERVED FOR

2018-011337

Klamath County, Oregon

09/18/2018 02:54:00 PM

Fee: \$92.00

After recording return to:

Crescent Rural Fire Protection District

PO Box 811

Gilchrist, OR 97737

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

Crescent Rural Fire Protection District

PO Box 811

Gilchrist, OR 97737

File No. 253414AM

STATUTORY WARRANTY DEED

Sharon L. Coate, Trustee, the Roy and Sharon Coate Family Trust, under agreement dated March 10, 2015,

Grantor(s), hereby convey and warrant to

Crescent Rural Fire Protection District,

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:

Lots 1 and 2, of TRACT 1318 – GILCHRIST TOWNSITE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

R-2409-019DA-04200-000

R-2409-019DA-04300-000

R-2409-019DD-04900-000

The true and actual consideration for this conveyance is \$30,000.00.

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 13th day of September, 2018

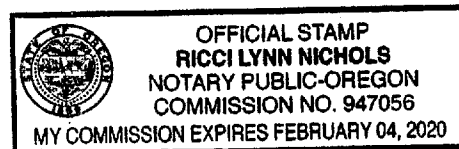
Sharon L Coate
Sharon L. Coate, trustee

State of Oregon} ss.
County of Deschutes}

On this 13th day of September, 2018, before me, Ricci L. Nichols a Notary Public in and for said state, personally appeared Sharon L Coate known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the Roy and Sharon Coate Family Trust, and acknowledged to me that he/she/they executed the same as Trustee.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Ricci L Nichols
Notary Public for the State of Oregon »
Residing at: Sumner OR 97151
Commission Expires: Feb 04, 2020



Certification of Charges Paid
(2015 Oregon Laws Chapter 96)

Certification #

2018-5

All charges against the real property have been paid for the property that is the subject of the deed between:

Grantor

Coate Roy E & Sharon L Trustees &
Coate Roy & Sharon Family Trust

Grantee

Crescent Rural Fire Protection District

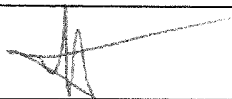
Signed on (date)

9-18-2018

and for consideration of

\$

Assessor's signature



Date

9-18-2018

Legal Description:

Gilchrist Townsite, Lots 1 & 2