



THIS SPACE RESERVED FOR

2018-015014

Klamath County, Oregon

12/14/2018 03:35:01 PM

Fee: \$87.00

After recording return to:

Jacob M. Coker and Triann L. Coker

5536 DeWitt Ave

Klamath Falls, OR 97601

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

Jacob M. Coker and Triann L. Coker

5536 DeWitt Ave

Klamath Falls, OR 97601

File No. 267125AM

STATUTORY WARRANTY DEED

Anita Margot Matys,

Grantor(s), hereby convey and warrant to

Jacob M. Coker and Triann L. Coker, 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:

The N1/2 E1/2 SE1/4 NE1/4 SW1/4 of Section 12, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

EXCEPT that portion described as follows:

Beginning at the 1/4 corner of said Section 12, said center 1/4 based on "Dewitt Home Tracts", according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon; thence South 00°04'00" West along the West line of said Dewitt Home Tracts 660.00 feet; thence leaving said West line West 263.23 feet to the true point of beginning of this description; thence South 165.00 feet; thence West 66.00 feet; thence North 165.00 feet; thence East 66 feet to the point of beginning.

EXCEPTING THEREFROM the North 20.00 feet reserved for road purposes, with bearings based on record of survey 3572 on file in the office of the Klamath County Surveyor.

The true and actual consideration for this conveyance is \$179,500.00.

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:

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 14 day of Dec., 2018

Anita Margot Matys
Anita Margot Matys

State of Oregon } ss
County of Klamath }

On this 14 day of December, 2018, before me, Heather Anne Sciurba a Notary Public in and for said state, personally appeared Anita Margot Matys, 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.

Heather Anne Sciurba
Notary Public for the State of Oregon
Residing at: Klamath Falls OR
Commission Expires: Dec 17, 2021

