



THIS SPACE RESERVED FOR

2018-015143

Klamath County, Oregon

12/20/2018 09:11:01 AM

Fee: \$87.00

After recording return to:

Brandon Lee Coy and Star N. Coy

23635 Canadian Honker Lane

Chiloquin, OR 97624

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

Brandon Lee Coy and Star N. Coy

23635 Canadian Honker Lane

Chiloquin, OR 97624

File No. 272296AM

STATUTORY WARRANTY DEED

**James B. Grimes and Karla K. Grimes,
Trustees of the James and Karla Grimes Revocable Living Trust, dated July 31, 2006,**

Grantor(s), hereby convey and warrant to

Brandon Lee Coy and Star N. Coy, 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 E1/2 of the NE1/4 of Section 36, Township 35 South, Range 11 East of the Willamette Meridian,
Klamath County, Oregon.**

The true and actual consideration for this conveyance is \$40,000.00.

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:

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 18th day of December, 2018

The James and Karla Grimes Revocable Living Trust, dated July 31, 2006

By: James B. Grimes
James B. Grimes, Trustee

By: Karla K. Grimes
Karla K. Grimes, Trustee

State of Oregon} ss.
County of Klamath}

On this 18th day of December, 2018, before me, Twila Jean Pellegrino a
Notary Public in and for said state, personally appeared James B. Grimes and Karla K. Grimes known or identified to me to be
the person whose name is subscribed to the foregoing instrument as trustee of the , 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.

Twila Jean Pellegrino
Notary Public for the State of Oregon
Residing at: Klamath Falls, Oregon
Commission Expires: 11-19-2022

