

300376 AM

2019-007432

Klamath County, Oregon

07/02/2019 09:47:01 AM

Fee: \$87.00

BA

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY MEANS

Estate of Ramona Marie Coffman

Grantor's Name and Address

Richard D. Coffman, Diana K. Hamlin
and Deborah F. Wormley

C/O Lance LeFever, 1011 Harlow Rd, #300
Springfield, OR 97477

After recording, return to (Name and Address):

same as above

Until requested otherwise, send all tax statements to (Name and Address):

same as above

SPACE RESERVED
FOR
RECORDER'S USE

AFFIANT'S DEED

THIS INDENTURE dated June 27, 2019, by and between
Richard D. Coffman

the affiant named in the duly filed affidavit concerning the small estate of Ramona Marie Coffman,
and Richard D. Coffman, Diana K. Hamlin and Deborah F. Wormley, deceased, hereinafter called grantor,
hereinafter called grantee; WITNESSETH: Hamlin each to an undivided 1/9 interest

For value received and the consideration hereinafter stated, grantor has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto grantee and grantee's heirs, successors and assigns, all the estate, right and interest of the estate of the deceased, whether acquired by operation of the law or otherwise, in that certain real property situated in Klamath County, State of Oregon, described as follows (legal description of property):

See attached Exhibit "A"

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

To Have and to Hold the same unto grantee, and grantee's heirs, successors-in-interest and assigns forever. No. 18PB09508
The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 40,000.00 - Case. However, the actual consideration consists of or includes other property or value given or promised which is ☐ part of the ☐ the whole (indicate which) consideration. (The sentence between the symbols [®], if not applicable, should be deleted. See ORS 93.030.)

In construing this instrument, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this instrument shall apply equally to businesses, other entities and to individuals.

IN WITNESS WHEREOF, grantor has executed this instrument; any signature on behalf of a business or other entity is made with the authority of that entity.

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.

Richard D. Coffman
Richard D. Coffman

Affiant

C.S. STATE OF OREGON, County of WASHINGTON, ss. June 27, 2019

This instrument was acknowledged before me on JUNE 27, 2019
by RICHARD D. COFFMAN
This instrument was acknowledged before me on _____
by _____
as _____
of _____

CATRINA STENVERS
Notary Public
State of Washington
My Appointment Expires Nov 12, 2020

Catrina Stenvers
C.S. Notary Public for Oregon WASHINGTON
My commission expires NOV. 12, 2020

EXHIBIT "A"

All that portion of Lot 6 Block 19 1/2 HOT SPRINGS ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the Southerly line of said Lot 6, 116.8 feet Southwesterly from the Southeasterly corner of said Lot; running thence Southwesterly along the Southerly line of said Lot 100 feet, more or less, to the Southwesterly corner of said Lot; thence Northerly along the Westerly line of said Lot 53.9 feet to the Northwesterly corner of said Lot; thence Northeasterly along the Northerly line of said Lot 78.4 feet; thence Southeasterly 50.2 feet, more or less, to the place of beginning, situate in the County of Klamath, State of Oregon.