



After recording return to:
Michael J. Coates and Susan C.
Coates
144421 Crosswoods Road
La Pine, OR 97739

Until a change is requested all tax
statements shall be sent to the
following address:
Michael J. Coates and Susan C. Coates
144421 Crosswoods Road
La Pine, OR 97739

File No.: 7064-3331571 (SNB)
Date: October 03, 2019
3:28:40 AM

THIS SPACE RESERVED FOR RECORD

2019-013499

Klamath County, Oregon

11/19/2019 11:33:01 AM

Fee: \$87.00

STATUTORY WARRANTY DEED

Gabriel Schneider and Chelsea Schneider, Grantor, conveys and warrants to **Michael J. Coates and Susan C. Coates as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

Lot 10 in Block 12, TRACT NO. 1060, SUN FOREST ESTATES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$374,000.00**. (Here comply with requirements of ORS 93.030)

After recording return to.
First American Title
395 SW Bluff Drive, Suite 100
Bend, OR 97702


APN:

Statutory Warranty Deed
- continued


File No.: 7064-3331571 (SNB)

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 7 day of November, 2019.



Gabriel Schneider

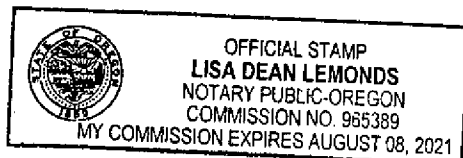


Chelsea Schneider

STATE OF Oregon

County of Deschutes ^{u,} lane) ss.

This instrument was acknowledged before me on this 7 day of November, 2019
by **Gabriel Schneider and Chelsea Schneider.**





Notary Public for Oregon
My commission expires: 8/8/2021