



THIS SPACE RESERVED FOR

**2020-016488**

**Klamath County, Oregon**

12/17/2020 03:22:01 PM

Fee: \$92.00

After recording return to:

Michael J Coates and Susan C Coates

144421 Crosswoods Rd

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 Rd

La Pine, OR 97739

File No. 424964AM

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### STATUTORY WARRANTY DEED

**Dale E. Toten and Ronald W. Toten**

**not as tenants in common but with the rights of survivorship**

Grantor(s), hereby convey and warrant to

**Michael J Coates and Susan C Coates, 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:

**Lots 11 and 12, Block 12, SUN FOREST ESTATES, TRACT 1060, 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:

**2310-036D0-10900**

**2310-036D0-11000**

The true and actual consideration for this conveyance is \$80,000.00.

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 7<sup>th</sup> day of Dec, 2020.

Dale E Toten

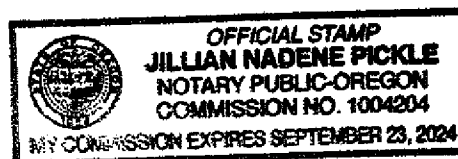
Dale E Toten

State of Oregon } ss  
County of Deschutes }

On this 7<sup>th</sup> day of Dec, 2020, before me, Jillian Nadene Pickle, a Notary Public in and for said state, personally appeared Dale E. Toten, 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.

Jillian Nadene Pickle  
Notary Public for the State of Oregon  
Residing at: Laurel OR  
Commission Expires: Sept 23 2024



Dated this 14<sup>th</sup> day of DECEMBER.

Ronald W Toten  
Ronald W Toten

State of California } ss  
County of Orange }

On this 14 day of December, 2020, before me Celerina Betancourt a Notary Public in and for said state, personally appeared Ronald W Toten, 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.

Celerina Betancourt  
Notary Public for the State of California  
Residing at: Laguna Hills, California  
Commission Expires: May 15, 2022

