



THIS SPACE RESERVED FOR

**2021-002182**

Klamath County, Oregon

02/12/2021 08:08:01 AM

Fee: \$87.00

After recording return to:

Michael Wayne Coiner and Lori Lee Coiner

37157 Wheeler Rd

Pleasant Hill, OR 97455

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

Michael Wayne Coiner and Lori Lee Coiner

37157 Wheeler Rd

Pleasant Hill, OR 97455

File No. 437608AM

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### STATUTORY WARRANTY DEED

**Mary J. Pittam, Successor Trustee of the Jean A. Wagner Trust dated January 7, 1999,**

Grantor(s), hereby convey and warrant to

**Michael Wayne Coiner and Lori Lee Coiner, 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 S1/2 of the N1/2 of the E1/2 of the E1/2 of the NW1/4 of the SE1/4 of Section 10, Township 25 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.**

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

**2508-01000-01800**

The true and actual consideration for this conveyance is \$32,000.00.

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:

Return To:



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 10<sup>th</sup> day of February, 2021.

Jean A Wagner Revocable Living Trust

Mary J. Pittam

Mary J Pittam, Successor Trustee

State of Oregon} ss.

County of CLATSOP}

On this 10<sup>th</sup> day of February, 2021, before me, a Notary Public in and for said state, personally appeared Mary J. Pittam known or identified to me to be the person whose name is subscribed to the foregoing instrument as successor trustee of the Jean A. Wagner Trust, and acknowledged to me that he/she/they executed the same as Successor 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.

Brad Allen McKee

Notary Public for the State of Oregon»

Residing at: TILAM, OREGON

Commission Expires: OCT. 1, 2023

