



THIS SPACE RESERVED FOR

2021-005049

Klamath County, Oregon

04/02/2021 01:53:00 PM

Fee: \$87.00

After recording return to:

John Leopold Kopack

1255 Morningside Ln.

Klamath Falls, OR 97603

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

John Leopold Kopack

1255 Morningside Ln.

Klamath Falls, OR 97603

File No. 443929AM

STATUTORY WARRANTY DEED

James Coleman and Dorothea Coleman, Trustees of the James Coleman and Dorothea Coleman Revocable Trust,

Grantor(s), hereby convey and warrant to

John Leopold Kopack,

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:

A portion of land being situate in the S1/2 of NW1/4 of Section 21, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

Beginning at a point in the center line of Morningside Lane, a 40 foot roadway from which the Northwestern corner of the SW1/4 NW1/4 of Section 21, Township 39 South, Range 9 East of the Willamette Meridian, bears South 88°50 1/2' West along the center line of said Morningside Lane 795.0 feet, and North 0°10' East along the Westerly boundary of the said Section 21, 858.0 feet; and running thence North 0°10' East 270 feet; thence South 89°40' East 320.0 feet; thence South 0°10' West 261.7 feet, more or less to a point in the said center line of Morningside Lane; thence South 88°50 1/2' West 320.0 feet, more or less, to the point of beginning.

EXCEPTING one-half of Morningside Lane.

The true and actual consideration for this conveyance is \$210,000.00.

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 31 day of March, 2021.

The James Coleman and Dorothea Coleman Revocable Trust

By: James Coleman
James Coleman, Trustee

By: Dorothea Coleman
Dorothea Coleman, Trustee

State of Oregon} ss.
County of Klamath}

On this 31 day of March, 2021, before me, Heather Anne Scurba, a Notary Public in and for said state, personally appeared James Coleman and Dorothea Coleman known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the James Coleman and Dorothea Coleman Revocable Trust, 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.

Heather Anne Scurba
Notary Public for the State of Oregon»
Residing at: Klamath County
Commission Expires: Dec. 17 2021

