

2021-005602

Klamath County, Oregon



00277841202100056020030034

THIS SPACE PROVIDED FOR RECORDER'S USE ON.

04/14/2021 11:30:25 AM

Fee: \$92.00

Sheryl Coe  
Returned at Counter

WHEN RECORDED RETURN TO:

Karlie Chronister  
1420 Esplanade Ave  
Klamath Falls, Oregon 97601

MAIL TAX STATEMENTS TO:

Karlie Chronister  
1420 Esplanade Ave  
Klamath Falls, Oregon 97601

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**BARGAIN AND SALE DEED WITH COVENANTS**

THE GRANTOR(S),

- Karlie Chronister, a single person,

for and in consideration of: One Dollar (\$1.00) and other good and valuable consideration grants and releases with covenants to the GRANTEE(S):

- Stephen R Coe and Sheryl M Coe, 1420 Esplanade Ave, Klamath Falls, Klamath County, Oregon, 97601,
- Karlie Chronister, 1420 ESPLANADE AVE, KLAMATH FALLS, Klamath County, Oregon, 97601,  
as joint tenants with rights of survivorship, the following described real estate, situated in Klamath

Falls, in the County of Klamath, State of Oregon:

(legal description): TWP 39 RNGE 9, SEC22, TRACT POR, IMPS ONLY, HANGAR EC10, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

PROP ID: R895319

Grantor grants, all of the Grantor's rights, title, and interest in and to the above described property and premises to the Grantee(s), and to the Grantee(s) heirs and assigns forever, so that neither Grantor(s) nor Grantor's heirs, legal representatives or assigns shall have, claim or demand any right or title to the property, premises, or appurtenances, or any part thereof. Grantor covenants that Grantor has not taken any action or suffered anything whereby the property conveyed herein has been encumbered in any way.

Tax Parcel Number: R-3909-02200-00100-A77

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. 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.

**Grantor Signatures:**

DATED: 4-14-2021

Karl

Karlie Chronister  
1420 Esplanade Ave  
Klamath Falls, Oregon, 97601

STATE OF OREGON, COUNTY OF KLAMATH, ss:

This instrument was acknowledged before me on this 14 day of April, 2021  
\_\_\_\_\_ by Karlie Chronister.



Emily Coe

Notary Public

Signature of person taking acknowledgment

Notary

Title (and Rank)

My commission expires 10/15/2021