

300 Klamath Ave  
Klamath Falls, OR 97601

**2021-018485**  
Klamath County, Oregon  
12/14/2021 11:29:01 AM  
Fee: \$92.00

**GRANTOR'S NAME:**  
Balsamland, LLC, an Oregon limited liability company

**GRANTEE'S NAME:**  
Caleb J. Coaty and Stephani M. Coaty

**AFTER RECORDING RETURN TO:**  
**Order No.:** 470321079285-AC  
Caleb J. Coaty and Stephani M. Coaty, as tenants by the entirety  
10906 Mesa CT  
Klamath Falls, OR 97601

**SEND TAX STATEMENTS TO:**  
Caleb J. Coaty and Stephani M. Coaty  
10906 Mesa CT  
Klamath Falls, OR 97601

1, 2, 3 & 7 Balsam Drive, Klamath Falls, OR 97601

SPACE ABOVE THIS LINE FOR RECORDER'S USE

### STATUTORY WARRANTY DEED

**Balsamland, LLC, an Oregon limited liability company**, Grantor, conveys and warrants to **Caleb J. Coaty and Stephani M. Coaty, as tenants by the entirety**, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Klamath, State of Oregon:

Lots 1, 2, 3 and 7, CREGAN PARK,

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS THIRTEEN THOUSAND NINE HUNDRED FIFTY AND NO/100 DOLLARS (\$13,950.00). (See ORS 93.030).

**Subject to:**

Covenants, Conditions, Restrictions, Reservations, set back lines, Power of Special Districts, and easements of Record, 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.**

STATUTORY WARRANTY DEED  
(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: 12-08-2021

Balsamland, LLC  
BY: Roger Kalar  
Roger Kalar

State of CONNECTICUT  
County of Hartford

This instrument was acknowledged before me on December 8th, 2021 by Roger Kalar, as Member of Balsamland, LLC, an Oregon limited liability company.

Angeline Hamilton-Williams  
Notary Public - State of Connecticut  
My Commission Expires: 10-31-2026

ANGELINE HAMILTON-WILLIAMS  
Notary Public  
Connecticut  
My Commission Expires Oct 31, 2026

Unofficial Copy

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

Lots 1, 2, 3 and 7, CREGAN PARK, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

Unofficial  
Copy