



2022-000697
Klamath County, Oregon
01/19/2022 09:14:01 AM
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:
Lance Raymond Coldren and Lindsey Marie Coldren
14045 Hill Rd.
Klamath Falls, OR 97603

Until a change is requested all tax statements shall be
sent to the following address:
Lance Raymond Coldren and Lindsey Marie Coldren
14045 Hill Rd.
Klamath Falls, OR 97603
File No. 514657AM

STATUTORY WARRANTY DEED

Christina Flynn, Trustee of The Christina Flynn Trust dated June 12, 1998,

Grantor(s), hereby convey and warrant to

Lance Raymond Coldren and Lindsey Marie Coldren, 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:

A portion of the SE1/4 SE1/4 of Section 8, Township 40 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon, as follows:

Beginning at a 1/2 inch iron pin which is South 0°30' East 2,011.73 feet and South 89°58'30" West 330.00 feet from a 1/2 inch iron pipe located at the Northeast corner of SE1/4 of Section 8 to the true point of beginning; thence South 0°30' East 670.66 feet to a 1/2 inch iron pin; thence South 89°57'30" West 330.00 feet to a 1/2 inch iron pin; thence North 0°13' West 670.75 feet to a 1/2 inch iron pin; thence North 89°58'30" East 330.00 feet to the true point of beginning.

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

4010-00800-02000 97594

The true and actual consideration for this conveyance is \$556,500.00.

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 14 day of Jan, 2022.

Christina Flynn
Christina Flynn, Trustee of The Christina Flynn Trust dated June 12, 1998

State of Oregon} ss.
County of Deschutes}

On this 14 day of January, 2022, before me, a Notary Public in and for said state, personally appeared Christina Flynn known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the Christina Flynn Trust dated June 12, 1998, 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.

Jeffery Carl Schopfer
Notary Public for the State of Oregon»
Residing at: Deschutes County
Commission Expires: 6/14/25

