

2022-002385

Klamath County, Oregon



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THIS SPACE PROVIDED FOR RECORDER'S USE OI

02/24/2022 02:57:40 PM

Fee: \$92.00

Returned at Counter

WHEN RECORDED RETURN TO:

Stephen R Coe
209 Skyridge Dr
Klamath Falls, Oregon 97603

MAIL TAX STATEMENTS TO:

Steve Coe
1420 ESPLANADE AVE
Klamath Falls, Oregon 97601

BARGAIN AND SALE DEED WITHOUT COVENANTS

THE GRANTOR(S),

- Stephen R Coe and Sheryl M Coe, a married couple

for and in consideration of: One Dollar (\$1.00) and other good and valuable consideration grants and releases without covenants to the GRANTEE(S):

- Stephen Ray Coe and Sheryl Marie Coe Living Trust, Stephen Ray Coe and Sheryl Marie Coe, Trustees, 209 Skyridge Dr, Klamath Falls, Klamath County, Oregon, 97603, the following described real estate, situated in Klamath Falls, in the County of OR, State of Oregon:

(legal description): Lots 10,11 and 12 EXCEPT THEREFROM the Easterly 105 feet in Block 48, HILLSIDE ADDITION to the City of Klamath Falls, according to the official Plat thereof on file

in the office of the County Clerk, Klamath County, OR.

(Situs address): 207 and 211 Haskings Avenue, Klamath Falls, Klamath County, Oregon 97601

Grantor grants without covenants to Grantee, 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.

EXCEPTING AND RESERVING unto Grantor(s) a life estate interest in the above described real estate on the terms listed below.

TERMS OF LIFE ESTATE

Grantor shall have full power to use and dispose of the entire distributable income from said real property and shall be responsible for payment of real estate taxes thereon. The life tenant shall have the right to execute leases, geophysical exploration agreements, and perpetual easements and grants of right of way shall be binding upon the remainder estate. The life tenant shall receive all royalties, rents, leases, geophysical exploration, easement, and right of way payments paid on account of the land during his lifetime. Grantor may commit waste on the premises if he desires to do so.

Tax Parcel Number: tax account R373349, Tax Lot R-3809-028CD-03200-000

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: 02/24/2022

DATED: 02/24/2022

[Signature]

[Signature]

Stephen R Coe

Sheryl M Coe

209 Skyridge Dr

209 Skyridge Dr

Klamath Falls, Oregon

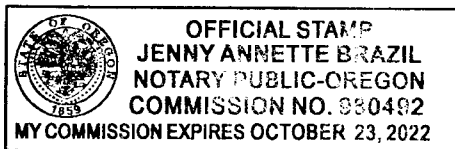
Klamath Falls, Oregon

97603

97603

STATE OF OREGON, COUNTY OF KLAMATH, ss:

This instrument was acknowledged before me on this 21 day of February,
2022 by Stephen R Coe and Sheryl M Coe.



[Signature]
Notary Public
Signature of person taking acknowledgment

Notary Public
Title (and Rank)

My commission expires 10/23/2022