

**2022-002739****Klamath County, Oregon****03/04/2022 12:08:02 PM****Fee: \$87.00**

THIS SPACE RESERVED FOR

After recording return to:

Ryan R. Mengis and Katie L. Mengis, Trustees of the
Ryan R. Mengis and Katie L. Mengis Revocable Living
Trust, dated 10/22/2021

4233 Arthur St.

Klamath Falls, OR 97603

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

Ryan R. Mengis and Katie L. Mengis, Trustees of the
Ryan R. Mengis and Katie L. Mengis Revocable Living
Trust, dated 10/22/2021

4233 Arthur St.

Klamath Falls, OR 97603

File No. 523640AM

STATUTORY WARRANTY DEED**Stephen R. Coe and Sheryl M. Coe, as Tenants by the Entirety,**

Grantor(s), hereby convey and warrant to

Ryan R. Mengis and Katie L. Mengis, Trustees of the Ryan R. Mengis and Katie L. Mengis Revocable Living Trust, dated 10/22/2021,

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:

Lot 5 in Block 1 FIRST ADDITION TO ALTAMONT ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. EXCEPTING THEREFROM the North 5 feet thereof conveyed to Klamath County for road purposes in Volume 362 at page 462, Deed Records of Klamath County, Oregon.

ALSO EXCEPTING a parcel of land, situated in the NE1/4 SW1/4 of Section 3, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being a portion of Lot 5, Block 1, FIRST ADDITION TO ALTAMONT ACRES, a duly recorded subdivision and being more particularly described as follows:


The North 10 feet of said Lot 5, Block 1, FIRST ADDITION TO ALTAMONT ACRES, EXCEPTING THEREFROM the North 5 feet conveyed to Klamath County, for the widening of Crosby Avenue, by Volume 362 at page 462, Deed Records of Klamath County, Oregon.

The true and actual consideration for this conveyance is \$135,000.00.

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 24 day of February, 2022



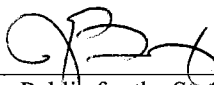
Stephen R. Coe



Sheryl M. Coe

State of Oregon } ss
County of Klamath }

On this 24 day of February, 2022, before me, Jenny Annette Brazil, a Notary Public in and for said state, personally appeared Stephen R. Coe and Sheryl M. Coe, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same. IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.



Notary Public for the State of Oregon
Residing at: Klamath County
Commission Expires: 10/23/2022

