

Oakes Law
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Caleb J. Coaty
10906 Mesa Court
Klamath Falls, OR 97601

Mail Tax Statements To:
Caleb J. Coaty
10906 Mesa Court
Klamath Falls, OR 97601

2022-007370
Klamath County, Oregon



00301680202200073700010013

06/13/2022 02:48:19 PM

Fee: \$82.00

QUITCLAIM DEED

(ORS §93.110)

STEPHANI M. COATY, the GRANTOR, HEREBY releases and quitclaims to CALEB J. COATY, the GRANTEE, the following described real property here in Klamath County, Oregon, to-wit:

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.

And will warrant and defend the same against all persons who may lawfully claim the same,

To Have and to Hold the same unto the said grantee and grantee's heirs, successor and assigns forever.

The true consideration for this conveyance is \$0 ("None").

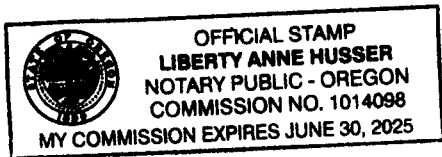
The then-acting Trustee has the power and authority to encumber or otherwise to manage and dispose of the hereinabove described real property; including, but not limited to, the power to convey. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S 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 10 day of June, 2022.

STEPHANI M. COATY

STATE OF OREGON)
) ss.
COUNTY OF KLAMATH)

Personally appeared the above named Stephani M. Coaty, and acknowledged the foregoing instrument to be her voluntary act and deed this 10 day of June, 2022.



NOTARY PUBLIC
My Commission expires: June 30, 2025