

2023-003608

Klamath County, Oregon



00314669202300036080020024

05/11/2023 11:46:06 AM

Fee: \$87.00

Until a change is requested, send all tax statements to:

Randall Scott Coe & Amy E. Coe
4721 Alpine Dr.
Klamath Falls, OR 97603

After recording return to:

Bendixsen Law, P.C.
245 E. Main St. Suite E
Hermiston, OR 97838

STATUTORY BARGAIN AND SALE DEED

RANDALL SCOTT COE, aka R. SCOTT COE and AMY E. COE, aka AMY E. PRIMM, Grantors, convey to RANDALL S. COE, AMY E. COE, BRIT L. PRIMM, and KEITH P. PRIMM, not as tenants in common but with the right of survivorship, Grantee, all of Grantor's right, title and interest in the real property located in Klamath County and State of Oregon, more particularly described as follows:

TRACT I:

Lot 18 in Block 4 of Tract No. 1087, First Addition to Banyon Park, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

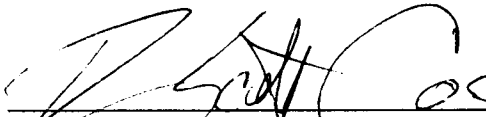
TRACT II:

Lot 19 in Block 3 of Tract No. 1087, First Addition to Banyon Park, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

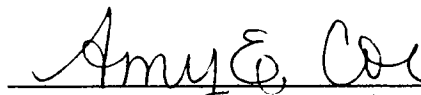
The true and actual consideration for this conveyance is \$0.00 and is for estate planning purposes.

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: Apr 21, 2023.


By: Randall Scott Coe, aka R. Scott Coe

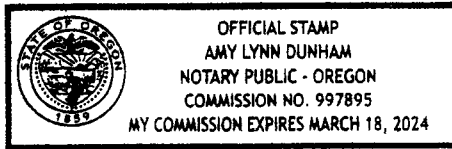
DATED: 4/21, 2023.


By: Amy E. Coe, aka Amy E. Primm

Prepared by:
Cameron R. Bendixsen, OSB 135340
Bendixsen Law, P.C.
245 E. Main St. Suite E
Hermiston, OR 97838
541-567-5564

STATE OF OREGON
County of Klamath

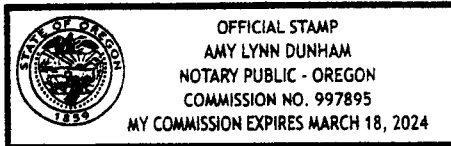
THIS INSTRUMENT WAS ACKNOWLEDGED before me on April 21, 2023
by Randall Scott Coe, aka R. Scott Coe.



Amy L. Dunham
Notary Public for Oregon
My Commission expires: 3-18-24

STATE OF OREGON
County of Klamath

THIS INSTRUMENT WAS ACKNOWLEDGED before me on April 21, 2023
by Amy E. Coe, aka Amy E. Primm.



Amy L. Dunham
Notary Public for Oregon
My Commission expires: 3-18-24