

Returned at Counter
Geraldine Coker

2023-010623

Klamath County, Oregon



00322999202300106230020028

12/12/2023 01:27:28 PM

Fee: \$87.00

AFTER RECORDING, RETURN TO:

Mika N. Blain
Blain Law, LLC
517 Main Street
Klamath Falls OR 97601

SEND TAX STATEMENTS TO:

No Change

BARGAIN AND SALE DEED

Geraldine L. Coker, in her capacity as Claiming Successor of the Small Intestate Estate of Charles Donald Coker, Klamath County Circuit Court Case No. 23PB05639, Grantor, conveys unto Geraldine L. Coker, an undivided one-third interest in that real property in Klamath County, Oregon, which is more particularly described as follows:

Lots 23, 24, and the Southerly half of Lot 25, Block 13, INDUSTRIAL ADDITION to the City of Klamath Falls, Oregon, according to the official plat thereof on file with the Clerk of Klamath County, Oregon.

Klamath County Assessor's Parcel No. R-3809-033BA-15000 and
Tax Account No. 415919

More commonly referred to as 436 Adams Street, Klamath Falls,
Oregon 97601

The true and actual consideration for this transfer is inheritance.

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,

BARGAIN AND SALE DEED - 1

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 12 ^{December K R} day of ~~November~~ 2023.

Geraldine L Coker
Geraldine L. Coker, Claiming Successor

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on the 12th ^{December K R} day of ~~November~~ 2023, by Geraldine L. Coker.

[Signature]
Notary Public for Oregon

My Commission Expires: March 31, 2026

