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NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.



2024-004706

Klamath County, Oregon



00329441202400047060030034

06/11/2024 01:46:40 PM

Fee: \$92.00

After recording, return to (Name and Address):

Robert A. Coins  
 P.O. Box 1064  
 Chiloquin, OR 97624

Until requested otherwise, send all tax statements to  
 (Name and Address):

Robert Coins  
 P.O. Box 1064  
 Chiloquin, OR 97624

[SPACE RESERVED FOR RECORDER'S USE]

## WARRANTY DEED

Patricia Pauline Taylor - ~~maiden name: Reinhardt~~ PT  
 Also known as Patricia Pauline Reinhardt

("grantor"),

for the consideration stated below, does hereby grant, bargain, sell and convey to Robert Allen Coins

that certain real property, with all rights and interests belonging or relating thereto, situated in Klamath County, Oregon, legally described (check one):

☒ as set forth on the attached Exhibit A, and incorporated by this reference.

☐ as follows:

To have as grantee's own and to hold for grantee's heirs, successors and assigns forever.

At the time of this deed's delivery, grantor covenants that grantor is the lawful owner in fee simple of the above-described real property, with the right to convey the same free from all encumbrances except (if no exceptions, so state):

Grantor further warrants and will defend the title to the property, and every part and parcel of it, against all persons who may lawfully claim an interest in the same.

The true and actual consideration paid by grantee to grantor for this transfer is (check one or both; see ORS 93.030):

☒ \$3,000.00

☐ other property or value given or promised which is ☐ part of the ☐ the whole (indicate which) consideration.

PUBLISHER'S NOTE: If using this form to convey real property subject to ORS 92.027, include the required reference.

S-N Form No. 633 - Warranty Deed (Fee Simple) - Page 1 of 2

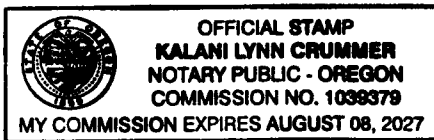


BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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.

In construing this instrument, where the context so requires, the singular includes the plural, and the language will be read to apply equally to businesses, other entities and to individuals.

Grantor has executed this instrument on June 11<sup>th</sup> 2024 : any signature on behalf of a business or other entity is made with the authority of that entity.

STATE OF OREGON, County of Klamath ) ss.  
 This record was acknowledged before me on June 11th, 2027  
 by Patricia Pauline Taylor  
 or This record was acknowledged before me on \_\_\_\_\_  
 by \_\_\_\_\_  
 as (corporate title) \_\_\_\_\_  
 of (company name) \_\_\_\_\_



Kalani Crummer  
 Notary Public for Oregon  
 My commission expires Aug 8th 2027

## EXHIBIT "A"

## DESCRIPTION OF PROPERTY

All of that portion of the Southwest Quarter of the Southeast Quarter of the Southeast Quarter of Section 34, Township 34 South, Range 7 E., W.M. described as follows:

Beginning at a point on the Easterly line of the Townsite of Chiloquin, bearing South 63° 08' East 16 feet from the Southeast corner of Lot 5 in Block 7, Chiloquin Townsite; thence South 63° 08' East 110 feet to a street; thence South 26° 52' West along said street 49.6 feet to the south line of said Section 34; thence West 123.4 feet to the Easterly line of the Township Chiloquin; thence North 26° 52' East 106.1 feet to the point of beginning, the said real property also being described as being that portion of Southeast Quarter of Southeast Quarter of said Section, Township and Range which is described in deed recorded in Volume 98 page 545 of Klamath County Deed Records.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title the 8th day  
of Sept. A.D., 19 97 at 11:54 o'clock A.M., and duly recorded in Vol. M97  
of Deeds on Page 29302.

FEE \$35.00

By Bernetha G. Letsch, County Clerk  
Kathleen Ross