

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



2024-004876  
Klamath County, Oregon



00329674202400048760020026

06/17/2024 11:58:58 AM

Fee: \$87.00

After recording, return to (Name and Address):

Rick and Esther Coleman  
2903 Sardine Creek Road  
Gold Hill, OR. 97525

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

Rick and Esther Coleman  
2903 Sardine Creek Road  
Gold Hill, OR. 97525

[SPACE RESERVED FOR RECORDER'S USE]

QUITCLAIM DEED - STATUTORY FORM

releases and quitclaims to Tommy L. Cockrell, Grantor,  
Rick and Esther Coleman, Grantee,  
all right, title and interest in and to the real property situated in Klamath County, Oregon, legally described  
(check one):  as set forth on the attached Exhibit A, and incorporated by this reference;  as follows:

The true consideration for this conveyance is \$ 20,000.00 (Here, comply with the requirements of ORS 93.030.)  
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 6-14-24

Tommy L. Cockrell



STATE OF OREGON, County of Curry  
This instrument was acknowledged before me on June 14, 2024  
by Tommy L. Cockrell

JW Tommy L.

Jennifer N Wood  
Notary Public for Oregon

My commission expires 02.07.2025



00080257201000024840020021

02/19/2010 09:52:28 AM

Fee: \$42.00

After Recording Return to:  
TAMMY COCKRELL

Until a change is requested all tax statements  
shall be sent to the following address:  
SAME AS ABOVE  
ATE 67342

**WARRANTY DEED**  
(INDIVIDUAL)

STEVEN A. LAMBOURNE and LINDA R. LAMBOURNE, TRUSTEES of the LAMBOURNE TRUST  
DATED MARCH 7 1980, herein called grantor, convey(s) to TAMMY COCKRELL, herein called grantee, all  
that real property situated in the County of KLAMATH COUNTY, State of Oregon, described as:

Lot 26, Block 1, Tract No. 1110, according to the official plat thereof on file in the office of the  
Clerk of Klamath County, Oregon

CODE 008 MAP 3512-02400 TL 01700 KEY292551

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants,  
conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the  
land, contracts and/or liens for irrigation and/or drainage

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$20,000.00.  
(here comply with the requirements of ORS 93.930)

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE  
TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER SECTIONS 2, 3 AND 5  
TO 22 OF CHAPTER 424, OREGON LAWS 2007. 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, 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 SECTIONS 2, 3 AND 5 TO 22 OF  
CHAPTER 424, OREGON LAWS 2007.

Dated February 11, 2010.

LAMBOURNE TRUST DATED MARCH 7 1980

*Steven A. Lambourne*  
BY: STEVEN A. LAMBOURNE, TRUSTEE

*Linda R. Lambourne*  
BY: LINDA R. LAMBOURNE, TRUSTEE

STATE OF CALIFORNIA, County of \_\_\_\_\_ ) ss.

On \_\_\_\_\_, 2009 personally appeared the above named STEVEN A. LAMBOURNE AND  
LINDA R. LAMBOURNE, TRUSTEES OF THE LAMBOURNE TRUST DATED MARCH 7 1980 and  
acknowledged the foregoing instrument to be their voluntary act and deed.

This document is filed at the request of:



525 Main Street  
Klamath Falls, OR 97601  
Order No.: 67342MS

Before me: *Please see New Acknowledgment*  
Notary Public for California *form attached*  
My commission expires: *April 26, 2013*

Official Seal