



2024-009115
Klamath County, Oregon
10/18/2024 03:09:01 PM
Fee: \$87.00

THIS SPACE RESERVED FOR RE

After recording return to:
Tiffany Mae Coker
P.O Box 143
Crescent, OR 97733

Until a change is requested all tax statements shall be
sent to the following address:
Tiffany Mae Coker
P.O Box 143
Crescent, OR 97733
File No. 651278AM

STATUTORY WARRANTY DEED

Jessica Rose Smith and Jeremiah Smith, as Tenants by the Entirety ,
Grantor(s), hereby convey and warrant to

Tiffany Mae Coker,

Grantee(s), the following described real property in the County of Klamath and State of Oregon free of
encumbrances except as specifically set forth herein:

A parcel of land situated in River West, a duly platted and recorded subdivision in Klamath
County, Oregon; being more particularly described as follows:

Beginning at a one-half inch iron pin marking the NE corner of Lot 3 Block 5 of said River West;
thence South 27°11'00" East 220.00 feet; thence South 62° 49'00" West 300 feet; thence North
27°11'00" West 220.00 feet to a one-half inch iron pin on the Southerly right of way line of North
Airport Drive; thence North 62°49'00" East along said right of way line 300.00 feet to the point of
beginning, being Lot 3, Block 5, RIVER WEST.

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

2408-025D0-02300

The true and actual consideration for this conveyance is \$459,000.00.
The above-described property is free of encumbrances except all those items of record, if any, as of the
date of this deed and those shown below, if any:

Real property taxes due, if any, but not yet payable



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: October 9, 2024

Jessica Rose Smith
Jessica Rose Smith

Jeremiah Smith
Jeremiah Smith

State of OR } ss
County of Deschutes }

Rebecca Jean Carter

On this 11 day of October, 2024, before me, ~~Jillian Nadene Pickle~~ a Notary Public in and for said state, personally appeared Jessica Rose Smith and Jeremiah Smith, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Rebecca Jean Carter
Notary Public for the State of OR
Residing at: La Pine, OR
Commission Expires:

