

2024-011030

Klamath County, Oregon



00336992202400110300030038

12/20/2024 01:02:11 PM

Fee: \$92.00

THIS SPACE PROVIDED FOR RECORDER'S USE ONLY

WHEN RECORDED RETURN TO:

Stephen R Coe
209 Skyridge Dr
Klamath Falls, Oregon 97603

MAIL TAX STATEMENTS TO:

Steve Coe
1420 ESPLANADE AVE
Klamath Falls, Oregon 97601

Returned at Counter

BARGAIN AND SALE DEED WITHOUT COVENANTS

THE GRANTOR(S),

- Karlie Chronister, Stephen R Coe and Sheryl M Coe as joint tenants with rights of survivorship,

for and in consideration of: One Dollar (\$1.00) and other good and valuable consideration grants and releases without covenants to the GRANTEE(S):

- Karlie Chronister, 8251 Markgraf Ln, Klamath Falls, Klamath County, Oregon, 97603, a single person 1/2 interest

- Stephen Ray Coe and Sheryl Marie Coe Living Trust, Stephen Ray Coe and Sheryl Marie Coe, Trustees, 209 Skyridge Dr, Klamath Falls, Klamath County, Oregon, 97603, 1/2 interest

(legal description): TWP 39 RNGE 9, BLOCK SEC 22, TRACT POR, IMPS ONLY, HANGER EC10, according to the official Plat thereof on file in the office of the County Clerk, Klamath County, OR.

the following described real estate, situated in Klamath Falls, in the County of OR, State of Oregon:

(Situs address): HANGER EC10 Wings Way, Klamath Falls, Klamath County, Oregon 97603

Grantor grants without covenants to Grantee, all of the Grantor's rights, title, and interest in and to the above described property and premises to the Grantee(s), and to the Grantee(s) heirs and assigns forever, so that neither Grantor(s) nor Grantor's heirs, legal representatives or assigns shall have, claim or demand any right or title to the property, premises, or appurtenances, or any part thereof.

EXCEPTING AND RESERVING unto Grantor(s) a life estate interest in the above described real estate on the terms listed below.

TERMS OF LIFE ESTATE

Grantor shall have full power to use and dispose of the entire distributable income from said real property and shall be responsible for payment of real estate taxes thereon. The life tenant shall have the right to execute leases, geophysical exploration agreements, and perpetual easements and grants of right of way shall be binding upon the remainder estate. The life tenant shall receive all royalties, rents, leases, geophysical exploration, easement, and right of way payments paid on account of the land during his lifetime. Grantor may commit waste on the premises if he desires to do so.

Tax Parcel Number: tax account R895319, Tax Lot R-3909-02200-00100-A77

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. 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

Grantor Signatures:

DATED: 12/18/2024

[Signature]

Stephen R Coe
209 Skyridge Dr
Klamath Falls, Oregon
97603

DATED: 12/18/2024

[Signature]

Sheryl M Coe
209 Skyridge Dr
Klamath Falls, Oregon
97603

DATED: 12/18/2024

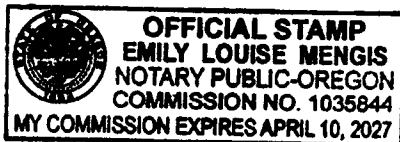
[Signature]

Karlie Chronister
8251 Markgraf Ln
Klamath Falls, OR 97603

STATE OF OREGON, COUNTY OF KLAMATH, ss:

This instrument was acknowledged before me on this 18 day of
December, 2024 by Karlie Chronister, Stephen R Coe and Sheryl M Coe.

[Signature]



Notary Public

Signature of person taking acknowledgment

Title (and Rank)

My commission expires April 10, 2027