

RECORDING REQUESTED BY:



300 W Anderson Avenue, PO Box 1075
Coos Bay, OR 97420

GRANTOR'S NAME:

Joanne Gorman Ross, Trustee of the Joanne Gorman Ross Trust,
Larry E. Ross, Trustee of the Larry E. Ross Trust dated July 20,
1994, and Joanne Gorman Ross and Richard E. Gorman

GRANTEE'S NAME:

Andrea Chaves and Timothy Cloninger

AFTER RECORDING RETURN TO:

Order No.: 360618024858-LS
Andrea Chaves and Timothy Cloninger
2587 Riverwalk Loop
Eugene, OR 97401

SEND TAX STATEMENTS TO:

Andrea Chaves and Timothy Cloninger
2587 Riverwalk Loop
Eugene, OR 97401

APN: 2952700

Portion of 2952600

Map: T29-15-01CC TL# 05000

Portion of T29-15-01CC TL

Vacant Land, Gould Avenue, T29-15-01CC TL# 05000 and Portion
of T29-15-01CC TL, Bandon, OR 97411

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Joanne Gorman Ross, Trustee of the Joanne Gorman Ross Trust and Larry E. Ross, Trustee of the Larry E. Ross Trust dated July 20, 1994 and Joanne Gorman Ross and Richard E. Gorman, Grantor, conveys and warrants to Andrea Chaves and Timothy Cloninger, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Coos, State of Oregon:

PARCEL 1: Lots 17, 18 and 19, Block 32, Sunset City, Coos County, Oregon together with any portion of the vacated alley, vacated by Order 16-05-046-PL recorded June 2, 2016 bearing Instrument No. 2016-04379, Records Coos County, Oregon, which would inure thereto by reason of the vacation thereof.

PARCEL 2: Lot 20, Block 32, Sunset City, Coos County, Oregon together with any portion of the vacated alley, vacated by Order 16-05-046-PL recorded June 2, 2016 bearing Instrument No. 2016-04379, Records Coos County, Oregon, which would inure thereto by reason of the vacation thereof.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS ONE HUNDRED THOUSAND AND NO/100 DOLLARS (\$100,000.00). (See ORS 93.030).

Subject to:

1. Property taxes in an undetermined amount, which are a lien but not yet payable, including any assessments collected with taxes to be levied for the fiscal year 2018/2019.
2. Rights of the public to any portion of the Land lying within the area commonly known as public streets, roads, alleys, highways..
3. Agreement

Executed by: John Dornath and Augusta Dornath, husband and wife and Albert E. Armstrong and Frances J. Armstrong, husband and wife
Recording Date: September 11, 1947
Recording No.: Book 173 Page 17 Deed Records
Affects: Only as to water system

NOTE: This Agreement appears to have been foreclosed in 1952, however, the Agreement also covered additional property besides the subject property, so the water system set forth in the agreement may still apply.

Ticor 36018024858

STATUTORY WARRANTY DEED

(continued)

4. Any claim based on the failure to comply with the provisions of Governmental Laws and Regulations regarding the division of land.
Affects: Tax Lot 5100

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.

Unofficial
Copy

STATUTORY WARRANTY DEED

(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: _____

Joanne Gorman Ross Trust

BY: _____
Joanne Gorman Ross
Trustee

Larry E. Ross Trust dated July 20, 1994

BY: _____
Larry E. Ross
Trustee

Joanne Gorman Ross
[Signature]
Richard E. Gorman

State of Oregon
County of _____

This instrument was acknowledged before me on _____ by Joanne Gorman Ross, Trustee of the Joanne Gorman Ross Trust.

Notary Public - State of Oregon

My Commission Expires: _____

State of Oregon
County of _____

This instrument was acknowledged before me on _____ by Larry E. Ross, Trustee of the Larry E. Ross Trust dated July 20, 1994.

Notary Public - State of Oregon

My Commission Expires: _____

State of Oregon
County of Lane

This instrument was acknowledged before me on September 21, 2018 by ~~Joanne Gorman Ross and Richard E. Gorman.~~

[Signature]

Notary Public - State of Oregon

My Commission Expires: 3/25/19



STATUTORY WARRANTY DEED
(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: 9/20/2018

Joanne Gorman Ross Trust

BY: Joanne Gorman Ross
Joanne Gorman Ross
Trustee

Larry E. Ross Trust dated July 20, 1994

BY: Larry E. Ross
Larry E. Ross
Trustee

Joanne Gorman Ross
Joanne Gorman Ross

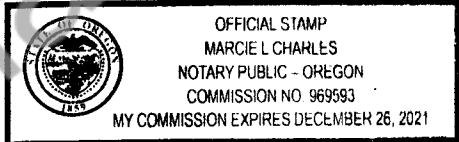
Richard E. Gorman

State of Oregon
County of Marion

9/20/18
9/20/2018

This instrument was acknowledged before me on 9/20/2018 by Joanne Gorman Ross, Trustee of the Joanne Gorman Ross Trust.

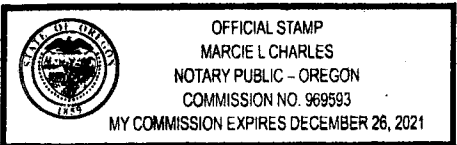
Marcie L. Charles
Notary Public - State of Oregon Marcie L. Charles
My Commission Expires: 12/26/2021



State of Oregon
County of Marion

This instrument was acknowledged before me on 9/20/2018 by Larry E. Ross, Trustee of the Larry E. Ross Trust dated July 20, 1994.

Marcie L. Charles
Notary Public - State of Oregon Marcie L. Charles
My Commission Expires: 12-26-2021



State of Oregon
County of Marion

This instrument was acknowledged before me on 9/20/2018 by Joanne Gorman Ross and Richard E. Gorman. 9/20/18

Marcie L. Charles
Notary Public - State of Oregon Marcie L. Charles
My Commission Expires: 12-26-2021

