



2017-006010  
Klamath County, Oregon  
06/02/2017 11:49:00 AM  
Fee: \$47.00

THIS SPACE RESERVED FOR

Puget Sound Guardians as Guardian of Estate for Horace Propst  
PO Box 3429  
Redmond, WA 98073

Grantor's Name and Address

Kelley Lynn Cooley  
6158 Hefley Street  
Westminster, CA 92683

Grantee's Name and Address

After recording return to:  
Kelley Lynn Cooley  
6158 Hefley Street  
Westminster, CA 92683

Until a change is requested all tax statements  
shall be sent to the following address:  
Kelley Lynn Cooley  
6158 Hefley Street  
Westminster, CA 92683

File No. 159352AM

### BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That **H. D. Propst, Jr., a protected person by and through Puget Sound Guardians**, as guardian hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto **Kelley Lynn Cooley**, hereinafter called Grantee, and unto Grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in the County of **Klamath**, State of Oregon, described as follows, to wit:

**The following described real property in Klamath County, Oregon:**

**A portion of the SE 1/4 NW 1/4 of Section 25, Township 24 South, Range 8 East of the Willamette Meridian, more particularly described as follows:**

**Beginning at the Southeast corner of the SE 1/4 NW 1/4 of Section 25, Twp. 24 S., Rge. 8 EWM; thence West 220 feet; thence North 1320 feet; thence East 220 feet; thence South 1320 feet to the point of beginning.**

**EXCEPTING THEREFROM that portion on the Southerly end, lying within the public roadway.**

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

**R-2408-025B0-00700-000R148593**

The true and actual consideration paid for this transfer, stated in terms of dollars, is **\$40,000.00**.

However, the actual consideration consists of or includes other property or value given or promised which is the whole / part of the consideration.

Return To:



To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

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 Witness Whereof, the grantor has executed this instrument this 1<sup>st</sup> day of June, 2017; if a corporate grantor, it has caused its name to be signed and its seal if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

H. D. Propst, Jr., a protected person by his guardian, Puget Sound Guardians

By: [Signature]  
Karen Newland, Director

State of Washington } ss.  
County of Snohomish }

On this 1<sup>st</sup> day of June, 2017, before me, Jordan Spangrud a Notary Public in and for said state, personally appeared Karen Newland known to me to be the Director of the Puget Sound Guardians Corporation, and acknowledged to me that pursuant to a Resolution of the Board of Directors, he/she executed the foregoing in said Corporation name.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

[Signature]  
Notary Public for the State of Washington  
Residing at: Lynnwood  
Commission Expires: 11/02/2018

