



THIS SPACE RESERVED FOR

2020-007085
Klamath County, Oregon
06/09/2020 12:32:50 PM
Fee: \$87.00

Robert J. Coogan and Alexandra M. Coogan

2510 Rohlfsing Circle

La Pine, OR 97739

Grantor's Name and Address

Robert J. Coogan and Alexandra M. Coogan

2510 Rohlfsing Circle

La Pine, OR 97739

Grantee's Name and Address

After recording return to:

Robert J. Coogan and Alexandra M. Coogan

2510 Rohlfsing Circle

La Pine, OR 97739

Until a change is requested all tax statements

shall be sent to the following address:

Robert J. Coogan and Alexandra M. Coogan

2510 Rohlfsing Circle

La Pine, OR 97739

File No. 358921AM

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That

Robert J. Coogan and Alexandra M. Coogan (who took title as Alexandra M. Vance) and Alexandra Maria Coogan, Trustee of the Alexandra Maria Coogan Revocable Living Trust dated 02/26/2020,

hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto

Alexandra Maria Coogan Trustee of the Alexandra Maria Coogan Revocable Living Trust dated 02/26/2020 as to a ½ interest and Robert J. Coogan, as to a ½ interest,

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:

Lot 19, Block 1, Plat No. 1204, Little River Ranch, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

Together with the following described land: Beginning at a 5/8" iron rod marking the Northerly corner common to said Lot 18 and Lot 19; thence along the boundary between said Lots 18 and 19, South 13°35'21" East 333.94 feet to a 5/8" iron rod at the southerly corner between said Lots 18 and 19; thence along the boundary of said Lot 18, North 69°51'14" East 52.30 feet to a 5/8" iron rod; thence leaving said Lot 18 boundary, North 22°35'27" West 332.05 feet to the point of beginning.

The true and actual consideration paid for this transfer, stated in terms of dollars, is to correct Instrument No.: 2020-002486. However, the actual consideration consists of or includes other property or value given or promised which is the whole / part of the consideration.

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.

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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 4th day of June, 2020; 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.

The Alexandra Maria Coogan Revocable Living Trust

By Alexandra Maria Coogan, Trustee
Alexandra Maria Coogan, Trustee

Robert J. Coogan
Robert J. Coogan

Alexandra Maria Coogan
Alexandra Maria Coogan

State of Oregon } ss
County of ~~Klamath~~ Deschutes

On this 4th day of June, 2020, before me Jillian Nadene Pickle a Notary Public in and for said state, personally appeared Robert J. Coogan and Alexandra M. Coogan, 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.

Jillian Nadene Pickle
Notary Public for the State of Oregon
Residing at: ~~Klamath County~~ Deschutes
Commission Expires: Oct 16 2020

