



THIS SPACE RESERVED FOR

2022-007803

Klamath County, Oregon

06/24/2022 10:21:01 AM

Fee: \$87.00

Curtis Large and Brenda Large

90535 Coburg Hills Drive

Eugene, OR 97408

Grantor's Name and Address

John Koeppen and Mary Koeppen

10150 Phar Lap Dr.

Cupertino, CA 95014

Grantee's Name and Address

After recording return to:

John Koeppen and Mary Koeppen

10150 Phar Lap Dr.

Cupertino, CA 95014

Until a change is requested all tax statements
shall be sent to the following address:

John Koeppen and Mary Koeppen

10150 Phar Lap Dr.

Cupertino, CA 95014

File No. 537754AM

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That

Curtis Large and Brenda Large

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

John Koeppen and Mary Koeppen, Trustees of the John and Mary Koeppen Recreation Residence Trust dated June 24, 2022, as their community property.,

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:

IMPROVEMENTS ONLY, A leasehold Interest in Lot 2, Tract T, U.S. Forest Service, Subdivision of Odell Lake Recreation Unit, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

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

2306-00000-00100 A4 126090

The true consideration for this conveyance is \$900,000.00

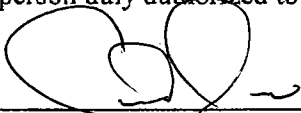
537754AM
AmeriTitle

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

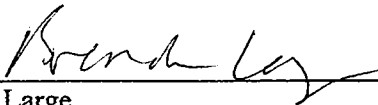
In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

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 24TH day of June, 2022; 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.



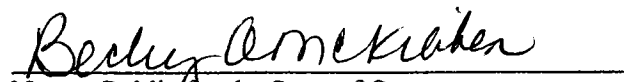
Curtis Large



Brenda Large

State of Oregon } ss
County of Linn }

On this 24TH day of June, 2022, before me, Becky A. McKibben, a Notary Public in and for said state, personally appeared Curtis Large and Brenda Large, 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.


Notary Public for the State of Oregon
Residing at: Jefferson
Commission Expires: 8-11-2023

