

Returned at Counter

**2023-000795**

**Klamath County, Oregon**



00311241202300007950040049

02/06/2023 11:45:13 AM

Fee: \$97.00

After recording, return to:  
Keller/Hoppe JV  
6640 Keller Rd.  
Klamath Falls  
OR 97603

Until a change is requested,  
all tax statements should be sent to:  
Stephen J. Keller  
6640 Keller Rd.  
Klamath Falls  
OR 97603

**BARGAIN AND SALE DEED**

Under ORS 93.860

The grantor,  
Stephen J Keller 6640 Keller Rd. Klamath Falls OR 97603  
Rebecca Ann Hoppe 9679 Greenbriar Dr. Klamath Falls OR 97603  
(brother & sister)

CONVEYS to the grantee,  
Keller/Hoppe JV 6640 Keller Rd. Klamath Falls Or 97603  
( a General partnership)

the following described real property:  
Lots 4,5,6,7,8,9,10,11,12,13,14 and 15  
Fifteenth Addition to Sunset Village Tract 1543  
Klamath County Oregon

And commonly known as:  
Parcel ID: Tract 1543 Klamath County Oregon  
The true and actual consideration this conveyance is \$01.00  
\$ One.00 dollars ( changing from Co- Owners to a partnership)

Source of Title:

1. Lot 11 Fourteenth Addition to Sunset Village Tract 1538 Klamath County  
Oregon

2. Deed of Personal Representatives, 04/28/1998, Klamath County Clerk office  
#57184 Volume M98 page 14120 (see Exhibit A)

This conveyance is made subject to:

NONE

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, CHAPTERS 885, 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 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 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424 OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTERS 885, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

IN WITNESS WHEREOF, the grantor has signed and sealed these presents this day of Feb. 3, 2023

Stephen J Keller  
Signature  
Stephen J Keller  
Print Name  
Grantor  
Capacity

Rebecca Ann Hoppe  
Signature  
Rebecca Hoppe  
Print Name  
Grantor  
Capacity

\_\_\_\_\_  
Signature  
\_\_\_\_\_  
Print Name  
\_\_\_\_\_  
Capacity

\_\_\_\_\_  
Signature  
\_\_\_\_\_  
Print Name  
\_\_\_\_\_  
Capacity

*Construe all terms with the appropriate gender and quantity required by the sense of this deed.*

STATE OF Oregon  
COUNTY OF Klamath

On this 3<sup>rd</sup> day of February, 2023, before me, Notary Public in and for said state, personally appeared Stephen J. Keller & Rebecca Ann Hoppe, identified to be the person whose name is subscribed to the within instrument, and who acknowledged to me MDC freely executed the same.

Signature: Myra D Cundiff  
Print Name: Myra D Cundiff  
Title: Notary Public  
My Commission Expires: 1-28-2025

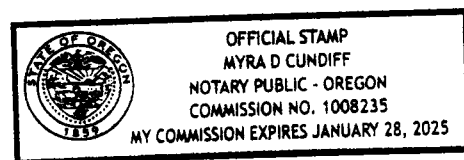


Exhibit A

Source of Title cont.

#3 Personal Representative's Deed 12/05/1997, Klamath County Clerk office  
# 4967, Volume M97 , page 39738