

AFTER RECORDING RETURN TO AND SEND TAXES:
MELANIE ZEPP AND GERALD S MCCARTIN
2300 YALE STREET
KLAMATH FALLS, OR 97601

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That Robert Cooper and Shannon Naylor Cooper hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by MELANIE ZEPP AND GERALD S MCCARTIN, AS TENANTS BY THE ENTIRETY

hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

LEGAL DESCRIPTION ATTACHED AND MADE A PART HEREOF

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)
To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.
And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances, except any and all encumbrances recorded against the property in Klamath County deed records, and that grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.
The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 340,000.00
In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.
In Witness Whereof, the grantor has executed this instrument this 26 day of Jan, 2023, if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

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 DETERMITE 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

X Robert Cooper
Robert Cooper

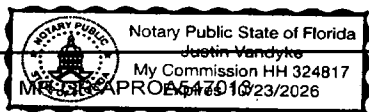
X Shannon Naylor Cooper
Shannon Naylor Cooper

JV STATE OF Oregon, Florida)
County of Marion) SS.
Jan 26, 2023

Personally appeared the above named Robert Cooper and acknowledged the foregoing instrument to be his/her voluntary act and deed.

Before me: Justin Vandyke
Notary Public for Oregon Florida
My Commission expires: 10-23-26

(OFFICIAL SEAL)

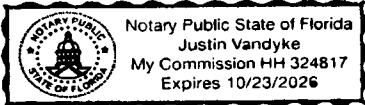
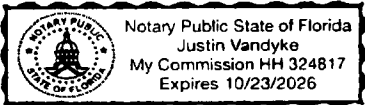
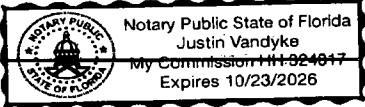


JV STATE OF Oregon, Florida)
County of Marion) SS.
Jan 26, 2023

Personally appeared the above named Shannon Naylor Cooper and acknowledged the foregoing instrument to be his/her voluntary act and deed.

Before me: Justin Vandyke
Notary Public for Oregon Florida
My Commission expires: 10-23-26

(OFFICIAL SEAL)



FIRST AMERICAN 4016258-SS

EXHIBIT A

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

PARCEL 1 OF LAND PARTITION 04-18 A CONSOLIDATION REPLAT OF LOT 11 OF BLOCK 39 AND LOTS 12, 13, 14, 15, 18 AND PORTIONS OF LOTS 16 AND 17 OF BLOCK 40 OF BUENA VISTA ADDITION AND PORTIONS OF VACATED YALE STREET AND OREGON AVENUE SITUATED IN THE NW1/4 NE1/4 OF SECTION 30, TOWNSHIP 38 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON RECORDED JULY 24, 2018 IN 2018-008758, RECORDS OF KLAMATH COUNTY, OREGON.

A.P.N.: 183866