



00315385202300042130030039

06/02/2023 10:31:16 AM

Fee: \$92.00

Martin Romero
Attn: Ashley Conway
777 Stanton Blvd.
Ontario, CA. 97914

Grantor's Name and Address

Daniel Coggin III and Katherine Coggin
2767 Branco Avenue
Merced, CA. 95340

Grantee's Name and Address

After recording return to:
Daniel Coggin III and Katherine Coggin
2767 Branco Avenue
Merced, CA. 95340

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

Daniel Coggin III and Katherine Coggin
2767 Branco Avenue
Merced, CA. 95340

Returned at Counter

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That **Martin Romero**,

hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto **Daniel Coggin III and Katherine Coggin, as Tenants by the Entirety**

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:

SEE LEGAL DESCRIPTION EXHIBIT "A" ATTACHED

The true and actual consideration paid for this transfer, stated in terms of dollars, is 1.00.

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.

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 17th day of May, 2023; 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.

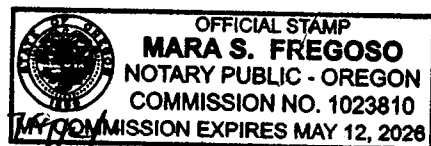
Martin Romero
Martin Romero

State of Oregon } ss
County of Clatsop }

On this 17th day of May, 2023, before me, Mara S. Fregoso a Notary Public in and for said state, personally appeared Martin Romero, 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.

Mara S. Fregoso
Notary Public for the State of
Residing at: 777 Stanton Blvd Ontario, OR 97141
Commission Expires: 05/12/2026



Legal Description
Exhibit "A"

A tract of land situated in Lot 11, Block 1 of Subdivision of Blocks 2B and 3, Homedale, Klamath County, Oregon, and more particularly described as follows:

Beginning at an iron pin located North 59 degrees 53' West 225.0 feet from the Southeast corner of said Lot 11; thence North 59 degrees 53' West 75.0 feet along the North boundary of Leland Drive to an iron pin; thence North 16 degrees 51' East 104.2 feet to an iron pin; thence South 62 degrees 03' East 65.0 feet to an iron pin; thence South 12 degrees 02' West 109.0 feet, more or less, to the point of beginning. BUT EXCEPTING therefrom the Southerly 5 feet taken by Klamath County for widening Leland Drive as shown by Deed Book 362 at page 561, records of Klamath County, Oregon.