

After Recording, return to:
Conner Tocheri and Katie Gregson
PO Box 383
Bonanza, OR 97123

2023-009855
Klamath County, Oregon
11/15/2023 09:56:01 AM
Fee: \$92.00

Until requested otherwise, send all
tax statements to:
Conner Tocheri and Katie Gregson
PO Box 383
Bonanza, OR 97123

Grantor:
City of Hope

Grantee:
Conner Tocheri and Katie Gregson

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that **City of Hope, a California nonprofit benefit Corporation**, a devisee of the *small estate of Evah M. Cooper, deceased., Klamath County Case No. 22PB10603*, hereinafter called grantor(s), for the consideration hereinafter stated, does hereby grant, bargain, sell, and convey unto **Conner Tocheri and Katie Gregson**, hereinafter called grantee, and unto grantee's heirs, successors and assigns, all of the grantor's right, title and interest in that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in KLAMATH County, State of Oregon, described as follows, to wit:

See Exhibit "A"

(Subject to any and all existing easements for public roads and highways, for public utilities, and for any other easements or rights of way of record).

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.
The true and actual consideration paid for this transfer, stated in terms of dollars, is **\$ 71,000**.

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.

IN WITNESS WHEREOF, the grantor has executed this instrument on said date.

Dated this 6th day of November 2023.

City of Hope, a California nonprofit benefit corporation

By:

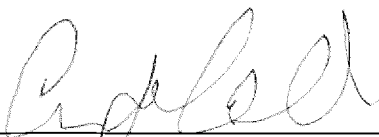


Name: **Kristin Bertell**

Its: Assistant Secretary

City of Hope, a California nonprofit benefit corporation

By:



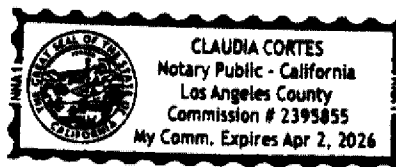
Name: **Cristin O'Callahan**

Its: Secretary

THIS INSTRUMENT WILL 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 APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

STATE OF CALIFORNIA)
) ss.
COUNTY OF LOS ANGELES)

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

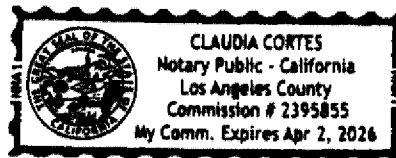


A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
) ss.
COUNTY OF LOS ANGELES)

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

[Handwritten signature]



Notary Public for the State of California

Exhibit "A"

Commencing at the iron pin which marks the Northwest corner of Lot 3, Section 31, Township 37 South, Range 9 East of the Willamette Meridian, and running thence South $1^{\circ}5'$ West along the West 40 line of said Lot 3, a distance of 328.5 feet to an iron pin; thence North $73^{\circ}54'$ East a distance of 140.8 feet to a point which is the point of curvature of a 16° curve to the left of the State Highway; thence at right angles on a radial line of said 16° curve a distance of 30 feet to an iron pin which is on the Southeasterly right of way line of the Dulles-California Highway; thence following the arc of a $14^{\circ}46'$ curve to the left which curve is also the Southeasterly right of way line of the said highway a distance of 39.1 feet to an iron pin which is the true point of beginning of the Tract herein described; thence continuing along the arc of said $14^{\circ}46'$ curve to the left a distance of 70 feet to an iron pin which lies 30 feet Southeasterly from the center line of the State Highway; thence South $32^{\circ}14'$ East along a radial line of said curve a distance of 209.5 feet to an iron pin; thence South $26^{\circ}39'$ West a distance of 43.9 feet to an iron pin; thence North $63^{\circ}21'$ West a distance of 112 feet to an iron pin; thence North $21^{\circ}54'$ West along a line which is a radial line of the above mentioned $14^{\circ}46'$ curve a distance of 144.9 feet, more or less to the true point of beginning. Said tract being in Lot 3, Section 31, Township 37 South, Range 9 East, Willamette Meridian.