

2023-010261  
Klamath County, Oregon



11/29/2023 01:12:15 PM      Fee: \$82.00

<b>After recording, return to:</b> Brandsness, Brandsness & Rudd, P.C. 411 Pine Street Klamath Falls, OR 97601
<b>Send tax statements to:</b> Thomas C. Koch and Linda C. Koch 25603 Rocky Point Road Klamath Falls, OR 97601

**Grantors:**  
PPD Property Limited Partnership  
25603 Rocky Point Road  
Klamath Falls, OR 97601

**Grantees:**  
Thomas C. Koch and Linda C. Koch  
25603 Rocky Point Road  
Klamath Falls, OR 97601

BARGAIN AND SALE DEED

PPD Property Limited Partnership, Grantor, conveys to Thomas C. Koch and Linda C. Koch, as tenants by the entirety, Grantees, its interest in the following described real property situated in the County of Klamath, State of Oregon, to-wit:

Lots 5, 6 and 7 in Block 1 of EVERGREEN ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County

The true and actual consideration for this transfer is \$0.00.

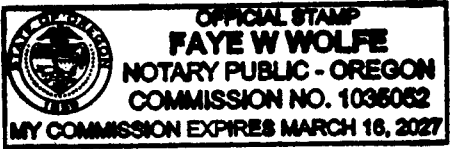
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON’S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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.

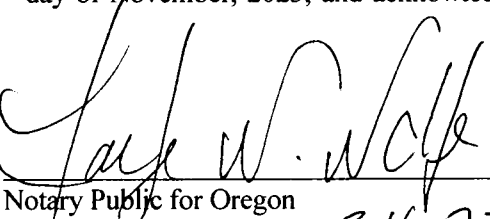
DATED this 27<sup>th</sup> of November, 2023.

  
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Thomas C. Koch, President  
PPD Property Management, Inc., General Partner  
of PPD Property Limited Partnership

STATE OF OREGON    )  
County of Klamath    ) ss.

Personally appeared, Thomas C. Koch, President, PPD Property Management, Inc., General Partner of PPD Property Limited Partnership, Grantor, on this 27<sup>th</sup> day of November, 2023, and acknowledged the foregoing to be his true act and deed. Before me:



  
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Notary Public for Oregon  
My commission expires: 3.16.27