



2024-001350  
Klamath County, Oregon  
02/21/2024 11:08:01 AM  
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

William L. Poncia and Virginia M. Poncia,  
Trustees of the William L. Poncia and Virginia M.  
Poncia 2071 Trust  
5730 North Hills DR  
Klamath Falls, OR 97603

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

William L. Poncia and Virginia M. Poncia,  
Trustees of the William L. Poncia and Virginia M.  
Poncia 2071 Trust  
5730 North Hills DR  
Klamath Falls, OR 97603

File No. 621078AM

### STATUTORY WARRANTY DEED

**Ashley N. Cooper who acquired title as Ashley N. Liblin-Frost and Christian R. Cooper, not as  
tenants in common but with right of survivorship ,**

Grantor(s), hereby convey and warrant to

William L. Poncia and Virginia M. Poncia, Trustees of the William L. Poncia and Virginia M. Poncia  
2071 Trust,  
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Grantee(s), the following described real property in the County of Klamath and State of Oregon free of  
encumbrances except as specifically set forth herein:

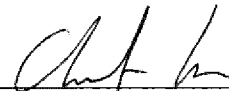
**Lot 7 in Block 3 of FIRST ADDITION TO NORTH HILLS, according to the official plat thereof  
on file in the office of the County Clerk of Klamath County, Oregon.**

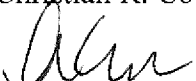
**The true and actual consideration for this conveyance is \$415,000.00. PURSUANT TO AN IRC 1031 TAX  
DEFERRED EXCHANGE ON BEHALF OF GRANTOR/GRANTEE.**

The above-described property is free of encumbrances except all those items of record, if any, as of the  
date of this deed and those shown below, if any:

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 15 day of February, 2024.

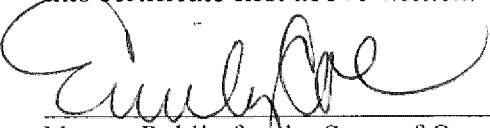
  
\_\_\_\_\_  
Christian R. Cooper

  
\_\_\_\_\_  
Ashley N. Cooper

State of Oregon } ss  
County of Klamath }

On this 15 day of February, 2024, before me, Emily Coe a Notary Public in and for said state, personally appeared Ashley N. Cooper and Christian R. Cooper, 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.

  
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Notary Public for the State of Oregon  
Residing at: Klamath Falls OR  
Commission Expires: 9/27/2025

