

**2024-003099**

**Klamath County, Oregon**

04/24/2024 09:33:02 AM

Fee: \$102.00

AFTER RECORDING, RETURN TO:

**Hang Your Hat Properties LLC**

**2136 Ford Parkway #8030**

**Saint Paul, MN 55116**

SEND TAX STATEMENTS TO:

**Hang Your Hat Properties LLC**

**2136 Ford Parkway #8030**

**Saint Paul, MN 55116**

### **WARRANTY DEED**

Larry D. Cooper, as Affiant for the Estate of Blanch L. Cooper, and Larry D. Cooper, ("Grantor"), conveys and warrants to Hang Your Hat Properties LLC, whose address is 2136 Ford Parkway, Saint Paul, MN 55116, ("Grantee"), the following described real property (the "Property") free of encumbrances, except as specifically set forth herein: None

Land in Klamath, Oregon, described more particularly as follows:

Lot 17 Block 28 First Addition to Klamath Forest Estates, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

The true consideration for this conveyance is \$ 10.


This property is free of liens and encumbrances, EXCEPT: None.

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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

**Signature Page to Follow**

APN: R261610

DATED this 15<sup>TH</sup> day of APRIL, 2021

BY:   
Larry D. Cooper  
(Grantor)

STATE OF \_\_\_\_\_ }  
COUNTY OF \_\_\_\_\_ } ss.

*See notary attachment*

On \_\_\_\_\_, before me, the undersigned Notary Public,  
personally appeared \_\_\_\_\_, personally known to me (or proved to me on the  
basis of  
satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the  
within  
instrument and acknowledged to me that he/she/they executed the same in  
his/her/their  
authorized capacity(ies), and that by his/her/their signature(s) on the instrument  
the person(s)  
or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

My Commission Expires:

Notary Public

APN: R261610



# All-purpose Acknowledgment California

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

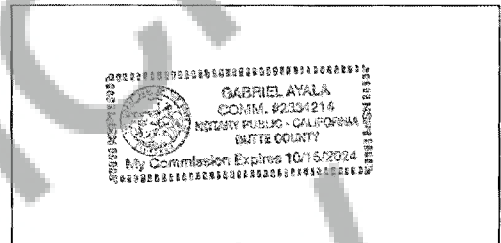
County of Butte

On 04/15/2024 before me, Gabriel Ayala a notary public (here insert name and title of the officer),

personally appeared Larry D Cooper

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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



Notary Seal

WITNESS my hand  
and official seal

Signature

## For Bank Purposes Only

Description of Attached Document

Type or Title of Document Warranty Deed

Document Date 04/15/2024

Number of Pages 1

Signer(s) Other Than Named Above None

Account Number (if applicable) N/A



FO01-000DSG5350CA-01

DATED this 15<sup>TH</sup> day of April, 2024

BY: Larry D. Cooper  
Larry D. Cooper, as Affiant for the Estate  
of Blanch L. Cooper  
(Grantor)

STATE OF \_\_\_\_\_ }  
COUNTY OF \_\_\_\_\_ } ss.

*See notary attachment*

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State of California

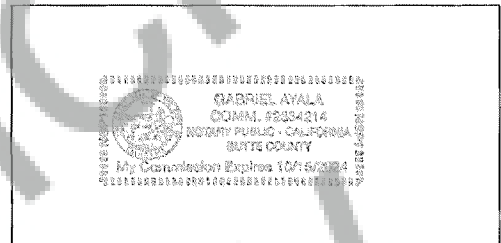
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F001-000DSG535CCA-01