

2024-004228

Klamath County, Oregon

LA

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED



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05/28/2024 12:50:11 PM

Fee: \$87.00

Returned at Counter

After recording, return to (Name and Address):

KENNETH D. COOPER AND JULIA K. COOPER  
3519 CORONADO WAY  
KLAMATH FALLS, OR 97603

Until requested otherwise, send all tax statements to (Name and Address):

KENNETH D. COOPER AND JULIA K. COOPER  
3519 CORONADO WAY  
KLAMATH FALLS, OR 97603

[SPACE RESERVED FOR RECORDER'S USE]

BARGAIN AND SALE DEED

KENNETH D. COOPER AND JULIA K. COOPER ("grantor"),  
for the consideration stated below, does hereby grant, bargain, sell and convey to

KENNETH D. COOPER AND JULIA K. COOPER  
SHAUN THOMAS COOPER ("grantee"), and to grantee's heirs, successors and assigns, all of  
that certain real property, with all rights and interests belonging or relating thereto, situated in KLAMATH County,  
Oregon, legally described (check one):

- as set forth on the attached Exhibit A, and incorporated by this reference.
- as follows:

LOT 6, BLOCK 13, TRACT NO. 1003, THIRD ADDITION TO MOYINA,  
ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN  
THE OFFICE OF THE CLERK OF KLAMATH COUNTY, OREGON.

To have as grantee's own and to hold for grantee's heirs, successors and assigns forever.

The true and actual consideration paid by grantee to grantor for this transfer is (check one or both; see ORS 93.030):

~~\$ 167,000.00~~ KAC

- other property or value given or promised which is  part of the  the whole (indicate which) consideration.

PUBLISHER'S NOTE: If using this form to convey real property subject to ORS 92.027, include the required reference.



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 construing this instrument, where the context so requires, the singular includes the plural, and the language will be read to apply equally to businesses, other entities and to individuals.

Grantor has executed this instrument on 28TH DAY OF MAY 2024; any signature on behalf of a business or other entity is made with the authority of that entity.

*Kenneth D Cooper*  
*Julia K Cooper*

STATE OF OREGON, County of Klamath ) ss.  
 This record was acknowledged before me on May 28th, 2024  
 by Kenneth D Cooper and Julia K Cooper  
 or This record was acknowledged before me on \_\_\_\_\_  
 by K  
 as (corporate title) \_\_\_\_\_  
 of (company name) \_\_\_\_\_



*Grace Baldock*  
 Notary Public for Oregon  
 My commission expires October 03, 2027