

RETURN TO: Brandsness, Brandsness & Rudd, P.C. 411 Pine Street Klamath Falls, OR 97601	MAIL TAX STATEMENTS: Christopher T. Cook and Catherine D. Cook 1041 Harbor Isles Blvd. Klamath Falls, OR 97601
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2024-004525
Klamath County, Oregon



06/05/2024 03:03:16 PM Fee: \$82.00

-BARGAIN AND SALE DEED-

Chloe E. Hestorff, Trustee of the Chloe E. Hestorff Living Trust uid June 14, 2019, Grantor, whose address is 2830 Front Street, Klamath Falls, OR 97601, conveys to Christopher T. Cook and Catherine D. Cook, as tenants by the entirety, Grantees, whose address is 1041 Harbor Isles Blvd., Klamath Falls, Oregon, the following described real property situated in the County of Klamath, State of Oregon, to-wit:

Lot 5 in TRACT 1275, being a replat of a portion of Lot 1, Block 1 of HARBOR ISLES - TRACT 1209, 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 transfer is a gift.

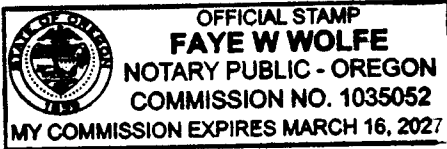
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. THIS INSTRUMENT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

DATED this 21 day of May, 2024.

Chloe E. Hestorff
Chloe E. Hestorff, Trustee of the
Chloe E. Hestorff Living Trust uid
June 14, 2019

STATE OF OREGON)
) ss.
County of Klamath)

Personally appeared before me this 21 day of May, 2024, the above-named Chloe E. Hestorff, Trustee of the Chloe E. Hestorff Living Trust uid June 14, 2019 and acknowledged the foregoing instrument to be her voluntary act.



Faye W. Wolfe
Notary Public for Oregon
My Commission expires: 3.16.27