

2024-004584

Klamath County, Oregon

06/06/2024 02:32:02 PM

Fee: \$92.00

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 Blanche 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 23RD day of MAY, 2024

BY: [Signature]
Larry D. Cooper, as Affiant for the Estate
of Blanche L. Cooper
(Grantor)

STATE OF California
COUNTY OF Butte

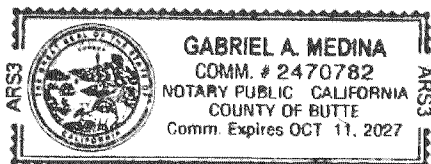
} ss.

On 05/23/2024, before me, the undersigned Notary Public,
personally appeared Larry D. Cooper
_____, 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: 10/11/2027

[Signature]
Notary Public



APN: R261610

DATED this 23rd day of MAY, 2024.

BY: 
Larry D. Cooper
(Grantor)

STATE OF California
COUNTY OF Butte

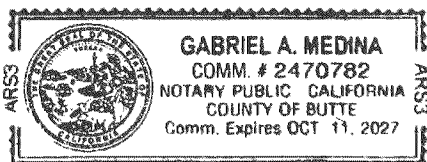
} ss.

On 05/23/2024, before me, the undersigned Notary Public,
personally appeared Larry D. Cooper,
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: 10/11/2027


Notary Public



APN: R261610