

AFFIDAVIT CONFIRMING PRIOR DEED
(COPY OF DEED MUST BE ATTACHED)

2024-005542
Klamath County, Oregon
07/01/2024 01:05:02 PM
Fee: \$92.00

Re: AmeriTitle, LLC and its underwriter (the Title Company)
Commitment for Title Order Number: _637607AM

Property address: 1235 Hilton Dr., Klamath Falls, OR 97603

The undersigned, being first duly sworn, each for himself and herself, deposes and makes the following statements relating to the attached deed recorded Bargain and Sale Deed under recording number 2024-004228 from Kenneth D. Cooper and Julia K. Cooper, as grantor, to Kenneth D. Cooper and Julia K. Cooper and Shaun Thomas Cooper as grantee, of the property located at the above address and described in the attached copy of said deed (hereinafter the "Property").

1. The undersigned is/are the parties who executed the attached deed.
2. The attached deed was intended to and did convey all of the undersigned's interest in the Property, and was not given for security purposes or intended to be a mortgage.
3. The deed is valid and in full force.
4. The undersigned have not retained any rights to the Property.
5. The consideration paid for the attached deed was appropriate and adequate.

The purpose of the affidavit is to induce the above referenced Title Company to insure a future transaction in reliance on the effectiveness of the attached deed.

DATED

July 1, 2024

Kenneth D. Cooper
Kenneth D. Cooper

Julia K. Cooper
Julia K. Cooper

***** This affidavit must be executed in front of a notary public approved by the title company.**

STATE OF Oregon

COUNTY OF Klamath

ss.

On this 1 day of July, 2024, before me, a Notary Public in and for said state, personally appeared Kenneth D. Cooper and Julia K. 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.

M Cook

Notary Public for State of Oregon

Residing at: Klamath County, OR

Commission Expires: 3/7/26



2024-004228

Klamath County, Oregon

LA

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED



00328882202400042280020020

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
 SHAWN 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 5, BLOCK 13, TRACT NO. 1003, THIRD ADDITION TO MOYNA,
 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 KDC~~
☐ 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.

S-N Form No. 723 - Bargain and Sale Deed - Page 1 of 2



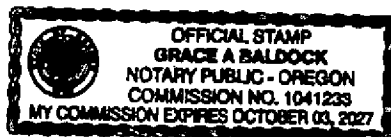
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2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