

2024-005543

Klamath County, Oregon

07/01/2024 01:05:02 PM

Fee: \$87.00

#### THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:
Douglass A. Halvorsen, as Trustee of the
Douglass A. Halvorsen Revocable Living Trust

1235 Hilton Dr.
Klamath Falls, OR 97603

Until a change is requested all tax statements shall be sent to the following address:
Douglass A. Halvorsen, as Trustee of the
Douglass A. Halvorsen Revocable Living Trust

1235 Hilton Dr.
Klamath Falls, OR 97603

File No. 637607AM

#### STATUTORY WARRANTY DEED

## Kenneth D. Cooper and Julia K. Cooper and Shaun Thomas Cooper,

Grantor(s), hereby convey and warrant to

# Douglass A. Halvorsen, as Trustee of the Douglass A. Halvorsen Revocable Living Trust,

Grantee(s), the following described real property in the County of Klamath and State of Oregon free of encumbrances except as specifically set forth herein:

Lot 5 in Block 13 of Tract 1003, Third Addition to Moyina, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

### The true and actual consideration for this conveyance is \$435,000.00.

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

Real property taxes due, if any, but not yet payable

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 ACOUIRING 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.

Dated this	day of why, 2024
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	- long to
Shaun Thomas	Cooper
Kenneth D. Co	Dogree
Refile II D. Co	Cope
Julia K. Coope	
State of Orego	
County of Kla	nath}
On this	lay of July, 2024, before me, Melissa Cook a
Notary Public i	n and for said state, personally appeared Shaun Thomas Cooper, Kenneth D. Cooper and
	, known or identified to me to be the person(s) whose name(s) is/are subscribed to the
within Instrume	ent 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.
1 1000 m	OFFICIAL STAMP MELISSA RENEE COOK

NOTARY PUBLIC-OREGON COMMISSION NO. 1022472

MY COMMISSION EXPIRES MARCH 07, 2026

Notary Public for the State of Oregon

Residing at: Klmath County
Commission Expires: 3726