

RECORDING REQUESTED BY:



Fidelity National Title  
Company of Oregon

5400 SW Meadows Road, Suite 100  
Lake Oswego, OR 97035

GRANTOR'S NAME:

Ashley Hopkins and Charles R. Hopkins, III

GRANTEE'S NAME:

Charles R. Hopkins, III

AFTER RECORDING RETURN TO:

Charles R. Hopkins, III  
6512 Sarah Circle  
Klamath Falls, OR 97603

SEND TAX STATEMENTS TO:

Charles R. Hopkins, III  
6512 Sarah Circle  
Klamath Falls, OR 97603

6512 Sarah Circle, Klamath Falls, OR 97603

SPACE ABOVE THIS LINE FOR RECORDER'S USE

BARGAIN AND SALE DEED - STATUTORY FORM  
(INDIVIDUAL or CORPORATION)

Ashley Hopkins and Charles R. Hopkins, III, who acquired title as Charles Hopkins, Grantor, conveys to Charles R. Hopkins, III, Grantee, the following described real property, situated in the County of Klamath, State of Oregon,

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

The true consideration for this conveyance \$0.00 Zero Consideration. (See ORS 93.030).

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.

Fidelity National Title of Oregon - Amended  
45142409307-10 - 653388 AM

**BARGAIN AND SALE DEED - STATUTORY FORM**

(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: 11/8/2024

Ashley Hopkins  
Ashley Hopkins

Charles R. Hopkins, III  
Charles R. Hopkins, III

State of Oregon  
County of Clatsop

This instrument was acknowledged before me on 11/8/2024 by Ashley Hopkins and Charles R. Hopkins, III

[Signature]  
Notary Public - State of Oregon

My Commission Expires: 12/22/24



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

Lot 14 of TRACT 1300 - KLAMATH MEADOWS EAST, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon