

After recording return to:
Karen Porter, Attorney at Law
The Reynolds Law Firm, P.C.
555 NW 5th Street
Corvallis, OR 97330

Grantors

Mark F. Cook
7160 NW Sommerset Dr
Corvallis OR 97330

Grantee

Lori A. Cook and Mark F. Cook,
Trustees of the Lori and Mark Cook
Living Trust dated September 18, 2024
7160 NW Somerset Dr.
Corvallis, OR 97330

Mail tax statements to:

Lori a. Cook and Mark F. Cook, Trustees
7160 NW Sommerset Dr
Corvallis OR 97330

2025-000816

Klamath County, Oregon



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02/06/2025 12:33:52 PM

Fee: \$82.00

BARGAIN & SALE DEED

Mark F. Cook, Grantor, conveys to Lori A. Cook and Mark F. Cook, Trustees of the Lori and Mark Cook Living Trust dated September 18, 2024, Grantee, the following real property located in the County of Klamath and State of Oregon and legally described as:

Lot 28 and Lot 29, Block 8, Tract 1042, TWO RIVERS NORTH, 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: \$0.00. This is a transfer to a living trust and there is no consideration for the transfer.

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 Witness Whereof, the Grantors have executed this instrument on September 18, 2024.

Mark F. Cook

STATE OF OREGON,
County of Benton) ss.

This Bargain and Sale Deed is signed and acknowledged before me on September 18, 2024, by Mark F. Cook.

Notary Public for Oregon

