

After Recording Return To:

Michael C. Petersen
Christoff Petersen LLP
644 NW Broadway St.
Bend, OR 97703

Tax Statements to:

Jeffrey Coker, Trustee
P.O. Box 229
Crescent, OR 97733

STATUTORY BARGAIN AND SALE DEED

Jeff J. Coker, Grantor, hereby conveys to **Jeffrey J. Coker, of his successor(s), as Trustee of the Jeffrey J. Coker Revocable Living Trust dated April 7, 2025, as may be amended**, Grantee, the following-described real property located in Klamath County, Oregon:

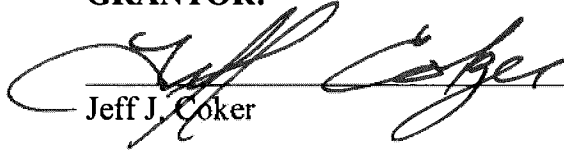
**Lots 6, 7, and 8, Block 2, ROBERTS RIVER ACRES,
according to the official plat thereof on file in the office of
the Clerk of Klamath County, Oregon.**

The consideration for this transfer is other value given or promised.

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.

By execution of this instrument, Grantor certifies that it is not a "foreign person" as that term is defined in the Internal Revenue Code, Section 1445.

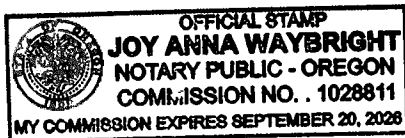
GRANTOR:

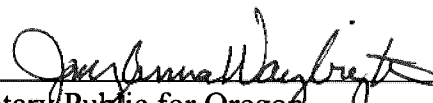

Jeff J. Coker

DATED: April 7, 2025

STATE OF OREGON)
) ss.
County of Deschutes)

This Statutory Bargain and Sale Deed was acknowledged before me on this 7th day of April, 2025, by Jeff J. Coker.




Notary Public for Oregon