

2025-002914

Klamath County, Oregon

04/21/2025 11:17:01 AM

Fee: \$92.00

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 Coker and Tiffany M. Coker, as tenants by the entirety, Grantor, hereby conveys to **Coker Investment Properties LLC**, an Oregon limited liability company, Grantee, the following-described real property located in Klamath County, Oregon:

See attached Exhibit A.


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

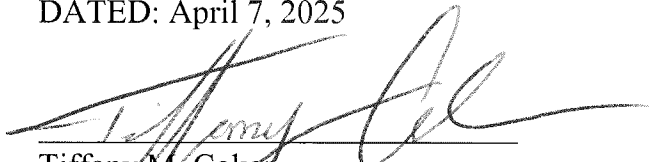
is defined in the Internal Revenue Code, Section 1445.

GRANTOR:



Jeff Coker

DATED: April 7, 2025

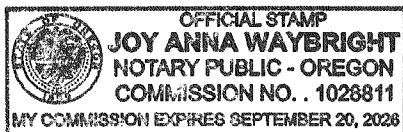


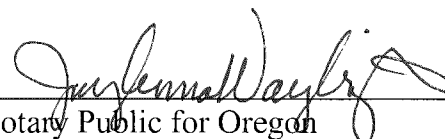
Tiffany M. Coker

DATED: 4/10/25

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 Coker.

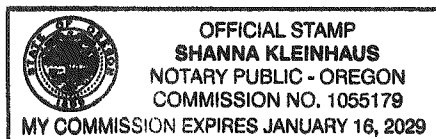




Notary Public for Oregon

STATE OF OREGON)
) ss.
County of Deschutes)

This Statutory Bargain and Sale Deed was acknowledged before me on this 10 day of April, 2025, by Tiffany M. Coker.





Notary Public for Oregon

Exhibit A

A tract of land in the Northeast quarter of the Southwest quarter of Section 30, Township 24 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at an iron pin on the Easterly right of way line of the Gilchrist & Co., Ltd. Railroad which lies South 89°48' East along the 40 line a distance of 143.5 feet from the Brass Cap Comer which marks the Southwest corner of the Northeast quarter of the Southwest quarter of Section 30, Township 24 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, and running thence continuing South 89°48' East along the 40 line a distance of 171.5 feet to an iron pin which lies on the Westerly right of way line of Highway No. 97, 50 feet at right angles Westerly from its center, thence North 39°40' East along the Westerly right of way line of the Highway No. 97 a distance of 153.45 feet to an iron pin; thence North 50°20' West a distance of 133.5 feet to an iron pin which lies on the Easterly right of way line of the Gilchrist Co., Ltd. Railroad; thence Southwesterly along the Easterly right of way line of the Gilchrist Co. Ltd. Railroad a distance of 264.2 feet, more or less to a point of beginning, said tract being a portion of the Northeast quarter of the Southwest quarter of Section 30, Township 24 South, Range 9 East of the Willamette Meridian, in Klamath County, Oregon.

SAVING AND EXCEPTING that portion of the above description conveyed by Lloyd Dee Moore, et. ux. To C.W. Fisher and Lanie L. Fisher, husband and wife, dated August 20, 1948 and recorded September 2, 1948 in Volume 224 at page 376 of Deed Records of Klamath County, Oregon.