

2025-003341

Klamath County, Oregon

05/05/2025 03:20:01 PM

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

Coker Investment Properties LLC, an Oregon limited liability company, Grantor, hereby conveys to **Jeff Coker**, 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:

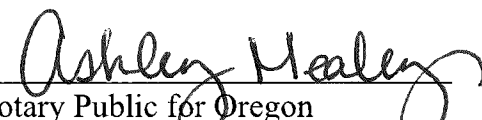
Coker Investment Properties, LLC, an Oregon
Limited Liability Company

By: 
Jeff Coker, Member

DATED: May 5, 2025

STATE OF OREGON)
) ss.
County of Deschutes)

This Statutory Bargain and Sale Deed was acknowledged before me on this 5th day of May 2025, by Jeff Coker, as member of Coker Investment Properties LLC.


Notary Public for Oregon

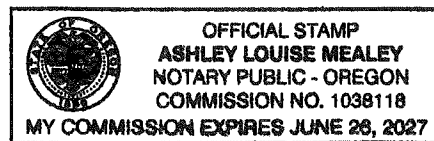


Exhibit "A"

Real property in the County of Klamath, State of Oregon, described as follows:

Parcel 1: A tract of land described as follows: Beginning at an iron pin on the Westerly right of way line of the Highway 97 which lies Westerly 50 feet at right angles from its center and which iron pin also lies South 89°48' East along the South line of the NE ¼ SW ¼ of Section 30, Township 24 South, Range 9 East of the Willamette Meridian, a distance of 315 feet and North 39°40' East along the Westerly right of way of Highway 97 a distance of 153.45 feet from the brass cap corner which marks the Southwest corner of the NE ¼ SW ¼ of Section 30, Township 24 South, Range 9 East of the Willamette Meridian in Klamath County, Oregon, and running thence North 50°20' West at right angles a distance of 133.5 feet to an iron pin which lies on the Easterly right of way line of the Gilchrist Company, Ltd. Railroad; thence Northeasterly along the Easterly right of way line of the Gilchrist Company Ltd. Railroad to its intersection with the Southerly right of way line of Ward Street extended; thence Southeasterly along the Southerly line of Ward Street 155 feet to its intersection with the Westerly right of way line of the Highway 97, which point is marked by an iron pin 50 feet Westerly at right angles from its center; thence South 39°40' West along the Westerly right of way line of the Highway 97 a distance of 271.9 feet, more or less, to the point of beginning, said tract being a portion of the NE ¼ SW ¼ of Section 30, Township 24 South, Range 9 East of the Willamette Meridian of Klamath County, Oregon.

Parcel 2: A parcel of land in the NE 1/4 of the SW 1/4 of Section 30, Township 24 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, 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 corner which marks the Southwest corner of the NE 1/4 of the SW 1/4 of said 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 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 97 a distance of 153.45 feet to an iron pin; thence North 50°20' West a distance of 70 feet to a point which is the true point of beginning of this tract; thence South 39°40' West a distance of 87 feet; thence North 50°20' West to the right of way line of Gilchrist & Co. Ltd. Railroad; thence North 39°40' East along the Easterly right of way line of Gilchrist & Co. Ltd. Railroad a distance of 87 feet; thence at right angles to the point of beginning.

Tax Parcel Number: 153504