



First American

First American Title Insurance Company
1225 Crater Lake Avenue, Suite 101
Medford, OR 97504
Phn - (541)779-7250
Fax - (866)400-2250

2025-007841

Klamath County, Oregon

09/03/2025 03:26:02 PM

Fee: \$97.00

RECORDING COVER SHEET PER ORS 205.234

THIS COVER SHEET HAS BEEN PREPARED BY THE PERSON
PRESENTING THE ATTACHED INSTRUMENT FOR RECORDING.
ANY ERRORS IN THIS COVER SHEET DOES NOT AFFECT THE
TRANSACTION(S) CONTAINED IN THE INSTRUMENT ITSELF.

FIRST AMERICAN TITLE FILE: 4300095-SA

RECORDING REQUESTED BY AND RETURN TO:

**First American Title Company
1225 Crater Lake Ave, Suite 101
Medford, OR 97504**

1. Title of Document: (ORS 205.234a)

Statutory Warranty Deed

2. Grantor(s): (ORS 205.160)

Myrna E. Flood, Trustee, or The successor Trustees, of The Gentry Trust dated September 4, 2013

3. Grantee(s): (ORS 205.1251a and 205.160)

Jeffery A. Kopplin and Stephanie Kopplin, as tenants by the entirety,

4. TRUE AND ACTUAL TRANSACTION AMOUNT: (ORS 93.030) (If applicable):

\$20,000.00

5. SEND TAX STATEMENTS TO:

No Change

6. If this instrument is being Re-Recorded, complete the following statement: (ORS 205.244)

Re-recorded to: Correct spelling on Grantee name, on instrument previously recorded as Document No.2025-007751



After recording return to:
Jeffrey Kopplin and Stephanie
Kopplin
738 N Oakwood Rd
Oshkosh, WI 54904

Until a change is requested all tax
statements shall be sent to the
following address:
Jeffrey Kopplin and Stephanie Kopplin
738 N Oakwood Rd
Oshkosh, WI 54904

File No.: 7161-4300095 (SA)
Date: August 14, 2025

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Myrna E. Flood, Trustee, or The successor Trustees, of The Gentry Trust dated September 4, 2013, Grantor, conveys and warrants to **Jeff Kopplin and Stephanie Kopplin, as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

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

LOT 9 OF TROUBADOR TRAIL - TRACT 1360, A RESUBDIVISION OF LOTS 1, 2 AND 36 OF TRACT 1316 - PARADISE HILLS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.
2. The **2025-2026** Taxes, a lien not yet payable.

The true consideration for this conveyance is **\$20,000.00**. (Here comply with requirements of ORS 93.030)

APN: **887886**

Statutory Warranty Deed
- continued

File No.: **7161-4300095 (SA)**

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.

Dated this 27th day of August, 2025.

Myrna E. Flood, Trustee, or The successor
Trustees, of The Gentry Trust dated
September 4, 2013

Myrna E Flood

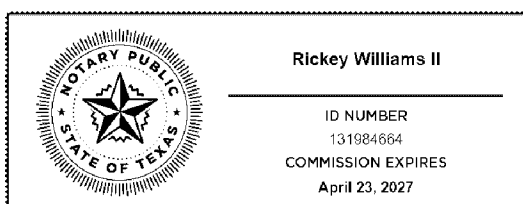
Myrna E. Flood, Trustee

STATE OF Texas)

)ss.

County of Kaufman)

This instrument was acknowledged before me on this 27th day of August, 2025
by **Myrna E. Flood, Trustee of The Gentry Trust dated September 4, 2013.**



Rickey Williams II

Notary Public for Texas
My commission expires: 04/23/2027

Rickey Williams II

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