



THIS SPACE RESERVED FOR RECORDER'S USE

2025-010950
Klamath County, Oregon
12/08/2025 03:14:02 PM
Fee: \$97.00

After recording return to:

Barry Patrick Kossan

33 Broken Stone Way

Eagle Point, OR 97524

Until a change is requested all tax statements shall be

sent to the following address:

Barry Patrick Kossan

33 Broken Stone Way

Eagle Point, OR 97524

File No. 1039226

STATUTORY WARRANTY DEED

Rucker Properties, LLC, a Nevada Limited Liability Company, Grantor(s), hereby convey and warrant to

Barry Patrick Kossan,

Grantee(s), the following described real property in the County of Klamath and State of Oregon free of encumbrances except as specifically set forth herein:

Lots 7, Block 39 of Hillside Addition to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The true and actual consideration for this conveyance is \$27,000.00.

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

Unofficial Copy

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: 12/08/2025

Rucker Properties, LLC

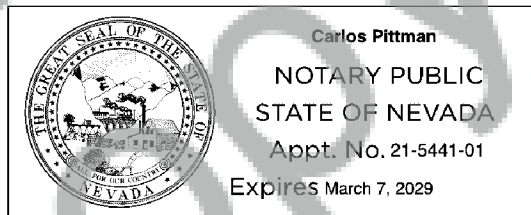
By: Joseph Rucker
Joseph Rucker, Member

State of Nevada } ss
County of Clark }

On this 8th day of December, 2025, before me, Carlos Pittman, a Notary Public in and for said state, personally appeared Joseph Rucker known or identified to me to be the Member in the Limited Liability Company known as Rucker Properties, LLC who executed the foregoing instrument in said LLC name and acknowledged that he/she/they executed the instrument in said LLC name.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Carlos Pittman
Notary Public for the State of Nevada
Residing at: Clark County
Commission Expires: 03/07/2029



Notarized remotely using audio-video communication technology via Proof.

Rucker Properties, LLC

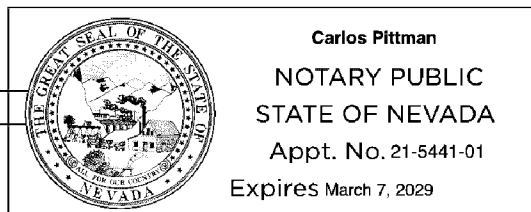
By: Ana Rucker
Ana Rucker, Member

State of Nevada } ss
County of Clark }

On this 8th day of December, 2025, before me, Carlos Pittman, a Notary Public in and for said state, personally appeared Ana Rucker known or identified to me to be the Member in the Limited Liability Company known as Rucker Properties, LLC who executed the foregoing instrument in said LLC name and acknowledged that he/she/they executed the instrument in said LLC name.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Carlos Pittman
Notary Public for the State of Nevada
Residing at: Clark County
Commission Expires: 03/07/2029



Notarized remotely using audio-video communication technology via Proof.

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: 12/05/2025

Rucker Properties, LLC

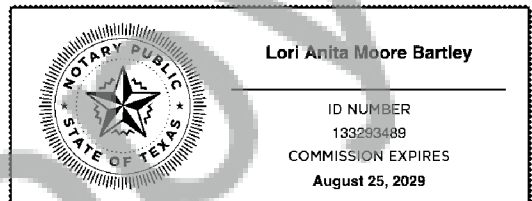
By: Charles Rucker
Charles Rucker, Director of Rucker Ventures, Inc., Member

State of Texas } ss
County of Montgomery }

On this 5th day of December, 2025, before me, Lori Anita Moore Bartley, a Notary Public in and for said state, personally appeared Charles Rucker known or identified to me to be the Director of Rucker Ventures, Inc., as the Member in the Limited Liability Company known as Rucker Properties, LLC who executed the foregoing instrument in said LLC name and acknowledged that he/she/they executed the instrument in said LLC name.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Lori Anita Moore Bartley 12/05/2025
Notary Public for the State of Texas Lori Anita Moore Bartley
Residing at: Proof.com; The Woodlands, TX 77381
Commission Expires: 08/25/2029



Electronically signed and notarized online using the Proof platform.