



THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Blue Sky Investment LLC, a Delaware limited liability  
company

314 S 7th St, PMB 124

Klamath Falls, OR 97601

Until a change is requested all tax statements shall be  
sent to the following address:

Blue Sky Investment LLC, a Delaware limited liability  
company

314 S 7th St, PMB 124

Klamath Falls, OR 97601

File No. 217247AM

## STATUTORY WARRANTY DEED

**Alexander Holst,**

Grantor(s), hereby convey and warrant to

**Blue Sky Investment LLC, a Delaware limited liability company**

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:

### Parcel 1

**That portion of Lots 1 and 2, Block 18, Hot Springs Addition to the City of Klamath Falls, in the County of  
Klamath, State of Oregon, lying Southerly of a line drawn 90 feet South of and parallel to the South line of  
Manzanita Street**

### Parcel 2

**A portion of Lot 2 in Block 18 of Hot Springs Addition to the City of Klamath Falls, according to the official  
plat thereof on file in the office of the County Clerk, Klamath County, Oregon, more particularly described  
as follows:**

**Beginning at the Northwest corner of Lot 2, Block 18 of Hot Springs Addition to the City of Klamath Falls,  
Oregon; thence Southeasterly along the Southwesterly line of said Lot 2, 90 feet; thence Easterly parallel  
with Manzanita Street, 37 1/2 feet; thence Northwesterly at right angles to Manzanita Street, 90 feet to the  
Southerly line of Manzanita Street; thence Southwesterly along the Southerly line of Manzanita Street, 37  
1/2 feet to the place of beginning, in the County of Klamath, State of Oregon.**

The true and actual consideration for this conveyance is \$13,000.00.

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:

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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 12<sup>th</sup> day of February, 2018

Alexander Holst  
Alexander Holst

### ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California  
County of Mendocino

On February 12, 2018 before me, Cecelia Gene Curlee, Notary Public  
(Insert name and title of the officer)

personally appeared Alexander Holst, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is(are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Cecelia Gene Curlee (Seal)

