



2021-001496

Klamath County, Oregon

02/01/2021 03:32:01 PM

Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

Sky Warrior Management, LLC

2232 Kimberly Dr

Klamath Falls, OR 97603

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

Sky Warrior Management, LLC

2232 Kimberly Dr

Klamath Falls, OR 97603

File No. 431732AM

STATUTORY WARRANTY DEED

Shannon Turner and Chad Lee Gray, Trustees, of The Mildred 2019 Revocable Trust u/a/d January 7, 2020,

Grantor(s), hereby convey and warrant to

Sky Warrior Management, LLC, a Utah 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:

Lot 6, Block 2 of Tract 1120, SECOND ADDITION TO EAST HILLS ESTATES, 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 \$280,000.00 PURSUANT TO AN IRC 1031 TAX DEFERRED EXCHANGE ON BEHALF OF GRANTOR/GRANTEE.

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:

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 29 day of January, 2021.

The Mildred 2019 Revocable Trust u/a/d January 7, 2020

By: [Signature], Trustee
Shannon Turner, Trustee

By: [Signature], Trustee
Chad Lee Gray, Trustee

State of Nevada ss.
County of Clark

On this 29 day of January, 2021, before me, H. O'Reilly a Notary Public in and for said state, personally appeared Shannon Turner and Chad Lee Gray known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the The Mildred 2019 Revocable Trust u/a/d January 7, 2020, and acknowledged to me that he/she/they executed the same as Trustee.

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

[Signature]
Notary Public for the State of Nevada
Residing at: 10024 Aspen Rose Dr.
Commission Expires: 2-28-22

