



**2022-013741**  
**Klamath County, Oregon**  
11/28/2022 02:58:01 PM  
Fee: \$92.00

THIS SPACE RESERVED FOR RECORDER'S USE

PD Investment Group, LLC

3225 McLeod Dr., Ste. 100

Las Vegas, NV 89121

Grantor's Name and Address

Hacienda Land, LLC

1968 S. Coast Hwy. #1785

Laguna Beach, CA 92651

Grantee's Name and Address

After recording return to:

Hacienda Land, LLC

1968 S. Coast Hwy. #1785

Laguna Beach, CA 92651

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

Hacienda Land, LLC

1968 S. Coast Hwy., Ste. 1785

Laguna Beach, CA 92651

File No. 568131AM

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### **BARGAIN AND SALE DEED**

**KNOW ALL MEN BY THESE PRESENTS, That PD Investment Group, LLC, an Oregon Limited Liability Company,**

**hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Hacienda Land, LLC, a Wyoming Armor8 Limited Liability Company,**

**hereinafter called Grantee, and unto Grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in the County of Klamath, State of Oregon, described as follows, to wit:**

**Lot 27, Block 19, SPRAGUE RIVER VALLEY ACRES, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.**

**The true consideration for this conveyance is to correct Special Warranty Deed recorded November 13, 2020, as Instrument #2020-014786, with a consideration amount of \$5,750.00.**

**To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.**

**In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.**

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.

In Witness Whereof, the grantor has executed this instrument this 9th day of November, 2022; if a corporate grantor, it has caused its name to be signed and its seal if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

Ryan Pettitt

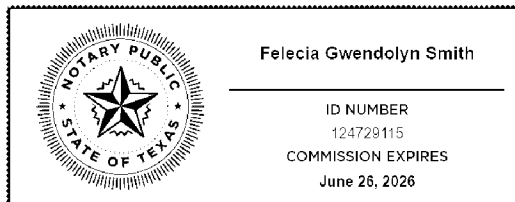
Ryan Pettitt, as Manager of Pacific Dream Holdings, LLC,  
as Manager of PD Investment Group, LLC

State of Texas } ss  
County of Collin }

On this 9th day of November, 2022, before me, Felecia Gwendolyn Smith, a Notary Public in and for said state, personally appeared Ryan Pettitt, known or identified to me to be the Manager in the Limited Liability Company known as Pacific Dream Holdings, LLC, as Manager of PD Investment Group, LLC who executed the foregoing instrument, and acknowledged to me that he/she executed the same 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.

Felecia Gwendolyn Smith  
Notary Public for the State of Texas  
Residing at: County of Collin  
Commission Expires: 06/26/2026



Notarized online using audio-video communication

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.

In Witness Whereof, the grantor has executed this instrument this 11th day of November, 2022; if a corporate grantor, it has caused its name to be signed and its seal if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

Kurtis Drake

Kurtis Drake, as Manager of Pacific Dream Holdings, LLC,  
as Manager of PD Investment Group, LLC

State of Virginia } ss  
County of Loudoun }

On this 11th day of November, 2022, before me, Matthew Papcun, a Notary Public in and for said state, personally appeared Kurtis Drake, known or identified to me to be the Manager in the Limited Liability Company known as Pacific Dream Holdings, LLC, as Manager of PD Investment Group, LLC who executed the foregoing instrument, and acknowledged to me that he/she executed the same 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.

Matthew Papcun

Notary Public for the State of Virginia  
Residing at: Loudoun  
Commission Expires: 11/30/2025



Notarized online using audio-video communication