



THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:  
Cherie L. Van Horsen, Trustee of the Trust of Cherie L.  
Van Horsen U/A/D 10/25/05  
PO Box 232  
Klamath Falls, OR 97601

Until a change is requested all tax statements shall be  
sent to the following address:  
Cherie L. Van Horsen, Trustee of the Trust of Cherie L.  
Van Horsen U/A/D 10/25/05  
PO Box 232  
Klamath Falls, OR 97601  
File No. 581477AM

STATUTORY WARRANTY DEED

Trailhead Investments LLC, an Oregon Limited Liability Company,  
Grantor(s), hereby convey and warrant to

Cherie L. Van Horsen, Trustee of the Trust of Cherie L. Van Horsen U/A/D 10/25/05,

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 17, Tract 1488 - Partridge Hill - Phase 1, 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 \$439,900.00.  
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:

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 27 day of March 2023

Trailhead Investments LLC, an Oregon Limited Liability Company

By: [Signature]  
Ryan Courtney Fred, Manager

By: [Signature]  
Deborah Diane Fred, Manager

State of Oregon) ss  
County of DeSoto

On this 27 day of March, 2023, before me, Jeffery C Schopfer a Notary Public in and for said state, personally appeared Ryan Courtney Fred and Deborah Diane Fred known or identified to me to be the Managers in the Limited Liability Company known as Trailhead Investments LLC., an Oregon Limited Liability Company 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.

[Signature]  
Notary Public for the State of Oregon  
Residing at: DeSoto County  
Commission Expires: 6/14/25

