



2023-009430  
Klamath County, Oregon  
11/01/2023 02:34:01 PM  
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Woodhouse Holdings, LLC

PO Box N

Merrill, OR 97633

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

Woodhouse Holdings, LLC

PO Box N

Merrill, OR 97633

File No. 606733AM

### STATUTORY WARRANTY DEED

**Margie E. McKinney formerly known as Margie W. Dark, Trustee of the Dark Living Trust dated May 15, 1995,**

Grantor(s), hereby convey and warrant to

**Woodhouse Holdings, LLC, a California 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:

**The following described property in Klamath County, Oregon:**

**All those portions of the NW1/4 NE1/4, SW1/4 NE1/4, NW1/4 SE1/4 and the NE1/4 NW1/4 lying Northeasterly of Harpold Road, also known as Poe Valley Road, in Section 31, Township 40 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon; also the E1/2 NE1/4 of said Section 31, Township 40, Range 12 East of the Willamette Meridian, Klamath County, Oregon.**

The consideration paid for the transfer is \$900,000.00, 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 27 day of Oct. 2023

Dark Living Trust dated May 15, 1995

Margie E. McKinney  
Margie E. McKinney formerly known as Margie W. Dark, Trustee

State of Oregon } ss  
County of Klamath }

On this 27 day of October, 2023, before me, Heather Sciurba a Notary Public in and for said state, personally appeared Margie E. McKinney formerly known as Margie W. Dark, Trustee of the Dark Living Trust dated May 15, 1995, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.

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

Heather Sciurba  
Notary Public for the State of Oregon  
Residing at: Klamath Falls OR  
Commission Expires: 11/21/2025

