



2023-010477
Klamath County, Oregon
12/06/2023 03:53:01 PM
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

PAC Holdings, LLC, an Oregon limited liability
company

PO Box 2633

Eugene, OR 97402

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

PAC Holdings, LLC, an Oregon limited liability
company

PO Box 2633

Eugene, OR 97402

File No. 601127AM

STATUTORY WARRANTY DEED

Throop Family Holdings, Inc., an Oregon corporation,

Grantor(s), hereby convey and warrant to

PAC Holdings, LLC, an Oregon limited liability company,

Grantee(s), the following described real property in the County of Jackson and State of Oregon free of encumbrances except
as specifically set forth herein:

Parcel 1:

Jackson County, Oregon:

**Lot 22, PRAIRIE VIEW SUBDIVISION, a resubdivision of Lots 2, 3, 4, 5, 6, 7, and 8, Block 4, AGATE
SUBDIVISION EXTENSION NO. 1, in Jackson County, Oregon, according to the official plat thereof,
recorded in Volume 9, Page 35, Plat Records.**

Parcel 2:

Klamath County, Oregon:

**Parcel 2 of Land Partition 43-97, being a portion of Lot 2 in Block 4 of Tract 1080-Washburn Park Situated
in SW1/4 SW1/4 of Section 3, Township 39 South, Range 9 East of the Willamette Meridian, Klamath
County, Oregon.**

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

361W20CD 1300

3909-003CC-00102

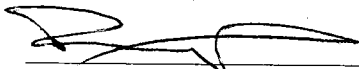
The true and actual consideration for this conveyance is \$950,000.00.

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:

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 6 day of DECEMBER, 2023

Throop Family Holdings, Inc., an Oregon corporation



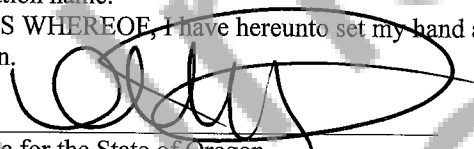
Patrick Throop, President

State of Oregon}ss.

County of Jackson}

On this 6 day of December, 2023, before me, Melanie Valentine Presley a Notary Public in and for said state, personally appeared Patrick Throop known to me to be the President of the Throop Family Holdings, Inc., an Oregon corporation Corporation, and acknowledged to me that pursuant to a Resolution of the Board of Directors, he/she executed the foregoing in said Corporation 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.


Notary Public for the State of Oregon

Residing at: Jackson County

Commission Expires: 11/1/27

