



THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Chancey Small and Amie Small

2424 NW Highland Ave

Grants Pass, OR 97526

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

Chancey Small and Amie Small

2424 NW Highland Ave

Grants Pass, OR 97526
File No. _____
615725AM

STATUTORY WARRANTY DEED

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

Chancey Small and Amie Small, as Tenants by the Entirety,

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:

All that portion of Lots 5 and 6, Block 21, INDUSTRIAL ADDITION TO THE CITY OF KLAMATH
FALLS, OREGON, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the most Southerly corner of Lot 5 in said Block 21; thence Northwesterly along the
Northeasterly line of Martin Street, a distance of 50 feet to the most Westerly corner of Lot 6 in said Block
21; thence Northeasterly along the line between Lots 6 and 7 in said Block a distance of 50 feet; thence
Southeasterly parallel with Martin Street, a distance of 50 feet; thence Southwesterly along the line between
Lots 5 and 6 in said Block a distance of 50 feet to the point of beginning.

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:
3809-033AB-09800

The true and actual consideration for this conveyance is \$62,000.00.
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 15th day of December 2023.

Pacific Northwest Investments, LLC, an Oregon limited liability company
Pacific Northwest Investments, LLC

Brian Wyatt member
Brian Wyatt, Member

Russell Lindberg member
Russell Lindberg, Member

State of Oregon } ss
County of Linn }

On this 15th day of December, 2023, before me, a Notary Public in and for said state, personally appeared Brian Wyatt and ~~Russell Lindberg~~ known or identified to me to be the Members in the Limited Liability Company known as Pacific Northwest Investments, LLC, who executed the foregoing instrument, and acknowledged to me that he/she executed the same in said LLC name. Russell

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

Kristi Stutzman
Notary Public for the State of Oregon
Residing at: Albany, Linn County
Commission Expires: 9-26-26

