



After recording return to:
Vale Investments, LLC
2710 Vale Road
Klamath Falls, OR 97603

Until a change is requested all tax
statements shall be sent to the
following address:
Vale Investments, LLC
2710 Vale Road
Klamath Falls, OR 97603

File No.: 7161-4141911 (SA)
Date: February 28, 2024

THIS SPACE RESERVED FOR RECORD

2024-002944
Klamath County, Oregon
04/18/2024 02:22:02 PM
Fee: \$92.00

STATUTORY WARRANTY DEED

Mary E. Hedlund (And Her Successors) As Trustee Of The Mary E. Hedlund Trust U.T.A.D. MAY 6, 2019, And To Gary L. Hedlund (And His Successors) As Trustee Of The Gary L. Hedlund Trust U.T.A.D. MAY 6, 2019, Grantor, conveys and warrants to Vale Investments, LLC, an Oregon limited liability company, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

Lots 3 and 4 in Block 7 of Original Town of Linkville, now City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$570,000.00**. (Here comply with requirements of ORS 93.030)

APN: 475783

Statutory Warranty Deed
- continued

File No.: 7161-4141911 (SA)

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 17 day of April, 2024.

Mary E. Hedlund (And Her Successors) As
Trustee Of The Mary E. Hedlund Trust
U.T.A.D. MAY 6, 2019

Mary E. Hedlund
Mary E. Hedlund, Trustee

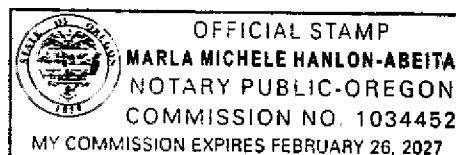
Gary L. Hedlund (And His Successors) As
Trustee Of The Gary L. Hedlund Trust
U.T.A.D. MAY 6, 2019

Gary L. Hedlund
Gary L. Hedlund, Trustee

STATE OF Oregon)
County of Klamath)ss.

This instrument was acknowledged before me on this 17 day of April, 2024
by **Mary E. Hedlund As Trustee Of The Mary E. Hedlund Trust U.T.A.D. May 6, 2019.**

Marla Michele Hanlon-Abeyta
Notary Public for Oregon
My commission expires: 2/26/2027
Page 2 of 3



APN: 475783

Statutory Warranty Deed
- continued

File No.: 7161-4141911 (SA)

STATE OF Oregon)
County of Klamath)ss.

This instrument was acknowledged before me on this 17 day of April, 2024
by **Gary L. Hedlund As Trustee Of The Gary L. Hedlund Trust U.T.A.D. May 6, 2019.**

Marla Michele Hanlon-Abeita
Notary Public for Oregon
My commission expires: 2/26/2027

