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| <div><div>Grantor's Name and Address</div><div>FREEDOM NORTH PROPERTY INVESTMENTS INC.</div><div>539 W COMMERCE ST #1105,</div><div>DALLAS, TX 75208-1953</div></div>  | <div><div>2024-003111</div><div>Klamath County, Oregon</div><div>04/24/2024 12:13:02 PM</div><div>Fee: \$87.00</div></div> |
| <div><div>Grantee's Name and Address</div><div>Derek M. Hotchkiss</div><div>8452 SW Iroquois Dr,</div><div>Tualatin, OR 97062</div></div> <div>After recording, return to Grantee, and until requested otherwise, send all tax statements to Grantee</div> |  |

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that Freedom North Property Investments Inc. ,  
hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by Derek M. Hotchkiss,  
hereinafter called grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns,  
that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining,  
situated in Klamath County, State of OR, described as follows (legal description of property):

LEGAL DESCRIPTION: Lot 13, Block 75, Klamath Falls Forest Estates, Highway 66, Plat 4

ACRES: 2.73

ACCOUNT NUMBER: 382605

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever. And grantor hereby  
covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the  
above granted premises, free from all encumbrances except (if no exceptions, so state): No Exceptions

and that grantor will warrant and forever defend the premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 10,500.00

In construing this instrument, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this instrument shall apply equally to businesses, other entities and to individuals.

Any signature on behalf of a business or other entity is made with the authority of that entity.

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.

Kevin Rogers - Director

Freedom North Property Investments Inc.

Signature:

Date:

COUNTRY OF Canada, PROVINCE OF British Columbia, CITY OF Mission ) ss.

This instrument was acknowledged before me on April 24, 2024

by

Kevin Rogers

KAREN BUNGAR

Notary Public

#A5-32081 Loughheed Highway

Mission, BC V2V 1A3

Telephone: 604-287-2800

Fax: 604-297-6601

Notary Public for

BC

My commission expires

N/A

