



2024-004578
Klamath County, Oregon
06/06/2024 01:58:02 PM
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Pino Grande, LLC, an Idaho Limited Liability
Company

68 East 2125 South

Oakley, ID 83346

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

Pino Grande, LLC, an Idaho Limited Liability
Company

68 East 2125 South

Oakley, ID 83346

File No. 637105AM

STATUTORY WARRANTY DEED

Gary L. Hall,

Grantor(s), hereby convey and warrant to

Pino Grande, LLC, an Idaho 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 N1/2 N1/2 of Government Lot 26, lying East of the Highway 97, in Section 4, Township 35
South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, and the South 500 feet
of Government Lot 21 lying East of Highway 97 in Section 4, Township 35 South, Range 7 East of
the Willamette Meridian, Klamath County, Oregon.**

The true and actual consideration for this conveyance is \$140,000.00.

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 June, 2024.

Gary L. Hall
Gary L. Hall

State of Oregon } ss
County of Klamath }

On this 6th day of June, 2024, before me, Stacy Howard a
Notary Public in and for said state, personally appeared Gary L. Hall, 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.

Stacy Howard
Notary Public for the State of Oregon
Residing at: Klamath County
Commission Expires: 9-27-27

