

**2024-004886**

**Klamath County, Oregon**

**06/17/2024 01:35:02 PM**

**Fee: \$97.00**

After recording, return to:

Premium Land Co LLC  
2021 Fillmore St #1390  
San Francisco, CA 94115

Until a change is requested,  
all tax statements should be sent to:

Premium Land Co LLC  
2021 Fillmore St #1390  
San Francisco, CA 94115

**WARRANTY DEED**

Under ORS 93.850

The grantor,

Kathleen L. Yates, the Successor Trustee of The Yates Family Revocable Trust of  
2012,  
of 2331 North St., Redding, CA 96001,

for the true and actual consideration of \$5,000  
Five Thousand Dollars and 00/100

CONVEYS AND WARRANTS to the grantee,

Premium Land Co LLC, a California Limited Liability Corporation,  
of 2021 Fillmore St #1390 San Francisco, CA 94115,

the following described real property, free of encumbrances, except as specifically  
set forth herein:

Township 35 South, Range 11 East, W.M.  
Section 25: North 1/2 of South 1/2 of Northwest 1/4 of Northeast 1/4 (10 acres).

Parcel ID: R287488

And commonly known as:

Source of Title:

Trust Transfer Deed which was signed by MICHAEL C. YATES and KATHLEEN LOUISE YATES, as Grantors, on January 19, 2012 and recorded on January 23, 2012, as Instrument Number 2012000545, of Official Records of Klamath County, Oregon.

This conveyance is made subject to:  
any easements and/or reservations of record.

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, CHAPTERS 885, 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 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 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424 OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTERS 885, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Signed, sealed, and delivered on this / 2 day of June , 20 24 , in the presence of:

Kathleen L. Yates  
Signature

Kathleen L. Yates

Print Name

Capacity

Signature

Print Name

Capacity

Signature

Print Name

Capacity

Signature

Print Name

Capacity

*Construe all terms with the appropriate gender and quantity required by the sense of this deed.*

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me, Notary Public in and for said state, personally appeared \_\_\_\_\_

\_\_\_\_\_,  
identified to be the person whose name is subscribed to the within instrument, and who acknowledged to me \_\_\_\_\_ freely executed the same.

Signature: SEE ATTACHED

Print Name: \_\_\_\_\_

Title: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

## ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of SHASTA)


On JUNE 12<sup>th</sup>, 2024 before me, B. M. QUINTANAR, NOTARY PUBLIC  
(insert name and title of the officer)

personally appeared KATHLEEN L. JATES,  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are  
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in  
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the  
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

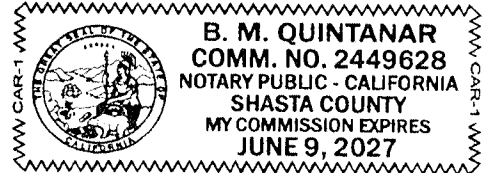
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing  
paragraph is true and correct.

WITNESS my hand and official seal.

Signature



(Seal)



WARRANTY DEED