

FILED AT THE REQUEST OF:
AFTER RECORDED RETURN TO:
CLINT COONS
ANDERSON BUSINESS ADVISORS, PLLC
732 BROADWAY, SUITE 201
TACOMA, WASHINGTON 98402

UNTIL A CHANGE IS REQUESTED ALL
TAX STATEMENTS SHOULD BE SENT TO:
11845 CROSSBILL, LLC
3225 MCLEOD DRIVE, SUITE 777
LAS VEGAS, NEVADA 89121

This space reserved for Recorder's use

WARRANTY DEED

Kyle Cochran and Jessica Cochran, as Tenants by the Entirety, whose address is 11028 Siskin Lane, Klamath Falls, Oregon 97601, Grantors, convey and warrant to **11845 Crossbill, LLC, an Oregon limited liability company**, whose post office address is 3225 McLeod Drive, Suite 100, Las Vegas, Nevada 89121, Grantee, the following described real property in the State of Oregon and County of Klamath, free of encumbrances, except as specifically set forth herein:

Lot 981, RUNNING Y RESORT, PHASE 12, TRACT 1423, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Commonly known as: 11845 Crossbill Drive, Klamath Falls, Oregon 97601

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:

The true consideration for this conveyance is \$0.00 (zero dollars)

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSONS 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.

IN WITNESS WHEREOF, the grantors aforesaid have hereunto set their hands and seal this 24th day of June, 2024.

Kyle Cochran
Kyle Cochran
11028 Siskin Lane
Klamath Falls, Oregon 97601

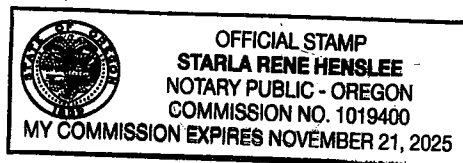
Jessica Cochran
Jessica Cochran
11028 Siskin Lane
Klamath Falls, Oregon 97601

Acknowledgment

State of Oregon)
)ss.
County of Klamath)

On June 24th, 2024, before me, Starla Rene Henslee Notary Public, personally appeared, Kyle Cochran and Jessica Cochran, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument, sworn to 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.

WITNESS my hand and official seal.



Starla Rene Henslee
Notary Public

expires: November 21, 2025