



2024-009235
Klamath County, Oregon
10/23/2024 11:02:01 AM
Fee: \$92.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Thomas F. Gilleland, III and Irene M. Gilleland,
as Trustees of The Thomas F. Gilleland, III and
Irene M. Gilleland Revocable Living Trust, dated
September 2, 2014

3486 Beverly Drive
Klamath Falls, OR 97603

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

Thomas F. Gilleland, III and Irene M. Gilleland,
as Trustees of The Thomas F. Gilleland, III and
Irene M. Gilleland Revocable Living Trust, dated
September 2, 2014

3486 Beverly Drive
Klamath Falls, OR 97603

File No. 641786AM

STATUTORY WARRANTY DEED

Vistoso Holding Company, LLC, a Nevada Limited Liability Company,

Grantor(s), hereby convey and warrant to

**Thomas F. Gilleland, III and Irene M. Gilleland, as Trustees of The Thomas F. Gilleland, III and
Irene M. Gilleland Revocable Living Trust, dated September 2, 2014,**

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:

See Attached Exhibit 'A'

The true and actual consideration for this conveyance is \$145,000.00.

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: October 22, 2024

Vistoso Holding Company, LLC, a Nevada Limited Liability Company

By: Kimberly Rojo
Kimberly Rojo, Manager

State of Virginia
County of Roanoke City

On this 23rd day of October, 2024, before me, the undersigned, a Notary Public in and for said state, personally appeared **Kimberly Rojo**, known or identified to me to be the Managing Member in the Limited Liability Company known as **Vistoso Holding Company, LLC, a Nevada Limited Liability Company** and acknowledged to me that he/she/they executed the foregoing instrument in said LLC name.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Alexander Luis Marin

Notary Public for the State of Virginia

Residing at: Roanoke City

Commission Expires: 08/31/2028

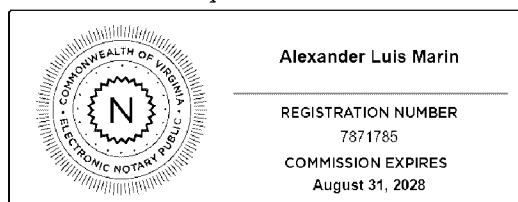
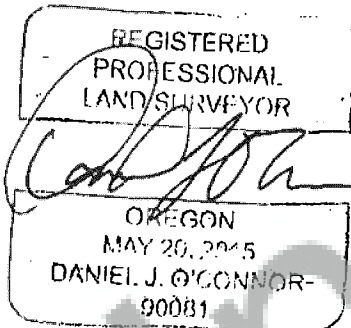


EXHIBIT 'A'

Legal Description

A PORTION OF LOT 20, ENTERPRISE TRACTS, SITUATED IN THE SW1/4 NE1/4, TOWNSHIP 38 SOUTH, RANGE 9 EAST, WILLAMETTE MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL THAT PORTION OF SAID LOT 20 SITUATED NORTHERLY OF FOOTHILLS BOULEVARD, CONTAINING 6.0 ACRES, MORE OR LESS.



RENEWAL 1/1/2025