

2024-010876

Klamath County, Oregon

12/17/2024 08:44:02 AM

Fee: \$87.00



THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:
Mail tax statements to:
Dakota Skyhook, LLC.
19 8th Street South
PMB 420
Fargo, ND 58103

STATUTORY WARRANTY DEED

Pioneer Spirit Properties, LLC, an Oregon Limited Liability Company, dba Klamath Land and Timber Exchange,

Grantor(s), hereby convey and warrant to

Dakota Skyhook, LLC., a North Dakota 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 for herein:

APN: R233474

OREGON SHORES UNIT 2, 1ST ADDITION, TRACT 1184, BLOCK 39, LOT 2

The true and actual consideration for this conveyance is \$6,000

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:

APN: R233474

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: 12/16/2024

Pioneer Spirit Properties, LLC, an Oregon Limited Liability Company, dba Klamath Land and Timber Exchange.

By: Derek M. Hotchkiss

Derek M. Hotchkiss, Member

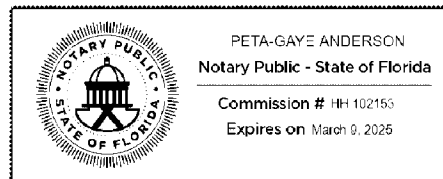
STATE OF Florida } ss

COUNTY OF Broward }

On this 16th day of December, 2024, before me, Peta-Gaye Anderson, a Notary Public in and for said state, personally appeared Derek M. Hotchkiss known or identified to me to be the Managing Member in the Limited Liability Company known as Pioneer Spirit Properties, LLC, an Oregon Limited Liability Company who executed the foregoing instrument, and acknowledged to me that he executed the same in said LLC name. Notarized remotely online using communication technology via Proof.

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

Peta-Gaye Anderson
Notary Public for the State of Florida
Residing at: Peta-Gaye Anderson Florida
Commission Expires: 03/09/2025



Type of ID produced: OR DRIVER LICENSE/KBA

 Personally Known OR ☒ Produced Identification