



THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:  
The Carey Trust dated July 9, 2002  
11845 Crossbill Dr  
Klamath Falls, OR 97601

Until a change is requested all tax  
statements shall be sent to the  
following address:  
The Carey Trust dated July 9, 2002  
11845 Crossbill Dr  
Klamath Falls, OR 97601

File No.: 7161-4213346 (SA)  
Date: October 17, 2024

### STATUTORY WARRANTY DEED

**11845 Crossbill, LLC, an Oregon limited liability company**, Grantor, conveys and warrants to **Bennett Leonard Carey and Kathy Ann Carey, Trustees of The Carey Trust dated July 9, 2002**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

**LEGAL DESCRIPTION:** Real property in the County of Klamath, State of Oregon, described as follows:

**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.**

**Subject to:**

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$735,000.00**. (Here comply with requirements of ORS 93.030)

APN: **890065**

Statutory Warranty Deed  
- continued

File No.: **7161-4213346 (SA)**

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 18 day of December, 2024.

11845 Crossbill, LLC, an Oregon limited liability company

By: Kyle Cochran  
Name: Kyle Cochran  
Title: Member

By: Jessica Cochran  
Name: Jessica Cochran  
Title: Member

APN: **890065**

Statutory Warranty Deed  
- continued

File No.: **7161-4213346 (SA)**

STATE OF Washington )  
 )ss.  
County of Snohomish )

This instrument was acknowledged before me on this 18th day of December, 2024 by Kyle Cochran and Jessica Cochran as Members of 11845 Crossbill, LLC an Oregon limited liability company , on behalf of the limited liability company.

RENEE HENDRICKS  
NOTARY PUBLIC  
STATE OF WASHINGTON  
COMMISSION # 193847  
COMMISSION EXPIRES 08/09/2025



\_\_\_\_\_  
Renee Hendricks

Notary Public for Washington

My commission expires: 08/09/2025

Notarized remotely online using communication technology via Proof.