

2025-001759

Klamath County, Oregon

03/12/2025 08:22:01 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

Cheryl R. Westbrook and Michael E. Westbrook, 1129 Crescent Ave., Klamath Falls, OR 97601,

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: R423893

LAKE SHORE GARDENS LOT-45

The true and actual consideration for this conveyance is \$3,000.

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:

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: 3-11-2025

By: Cheryl R. Westbrook

Cheryl R. Westbrook, Seller

By: Michael E. Westbrook

Michael E. Westbrook, Seller

STATE OF Oregon } ss

COUNTY OF Klamath }

On this 11 day of MAR, 2025, before me, Danielle Lotspeich, a Notary Public in and for said state, personally appeared Michael E. + Cheryl R. Westbrook known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same. Notarized remotely online using communication technology as 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.

[Signature]

Notary Public for the State of Oregon

Residing at: 2909 Charter Isle Blvd, Klamath Falls, OR

Commission Expires: 03/31/2028

