



THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:
Christian Nadal
3566 South 1550 West
Saint George, UT 84790

Until a change is requested all tax statements shall be sent to the following address:
Christian Nadal
3566 South 1550 West
Saint George, UT 84790
File No. 666798AM

STATUTORY WARRANTY DEED

Paradise Hill Development LLC, an Oregon Limited Liability Company,
Grantor(s), hereby convey and warrant to

Christian Nadal,
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:

PARCEL 1:

The NE1/4 of the SE1/4 and the S1/2 of Section 31, Township 37 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, EXCEPT that portion of the SE1/4 SE1/4 platted as TROUBADOR TRAIL and EXCEPT that portion thereof lying South of Troubador Trail and West of Wilderness Way

PARCEL 2:

The SE1/4 NE1/4 of Section 31, Township 37 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon

PARCEL 3:

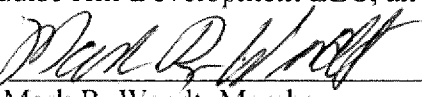
A portion of Government Lot 2 of Section 31, Township 37 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the East-West center line 1,320.33 feet West of the quarter corner common to Sections 31 and 32, Township 37 South, Range 9 East of the Willamette Meridian, and running thence North 89 degrees 49' West along said center line a distance of 124.22 feet to a point; thence North 1 degree 10' East along the present fence a distance of 1,322.2 feet to a point; thence South 89 degrees 49' East a distance of 141.54 feet to a point; thence South 1 degree 55' West a distance of 1,322.6 feet to the point of beginning

The true and actual consideration for this conveyance is \$111,000.00.
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.

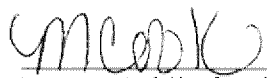
Paradise Hill Development LLC, an Oregon Limited Liability Company

By: 
Mark R. Wendt, Member

State of Oregon} ss
County of Klamath}

On this 28 day of March, 2025, before me, Melissa Cook a Notary Public in and for said state, personally appeared Mark R. Wendt known or identified to me to be the Member in the Limited Liability Company known as Paradise Hill Development LLC, an Oregon Limited Liability Company who executed the foregoing instrument, and acknowledged to me that he/she executed the same 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.


Notary Public for the State of Oregon
Residing at: Klamath County
Commission Expires: 3/7/26

