



2025-002548
Klamath County, Oregon
04/09/2025 09:23:01 AM
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Glen Christian McKinney

31085 Tide Creek Rd.

Rainier, OR 97048

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

Glen Christian McKinney

31085 Tide Creek Rd.

Rainier, OR 97048

File No. 665885AM

STATUTORY WARRANTY DEED

DL Smith Company, LLC, a Delaware limited liability company,

Grantor(s), hereby convey and warrant to

Glen Christian McKinney,

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:

The following described property in Section 11, Township 35 South, Range 9 of the Willamette Meridian, Klamath County, Oregon.

That portion of N1/2 N1/2 NE1/4 SW1/4 lying Southerly of the Sprague River Highway and Easterly of the center thread of the Sprague River, and that portion of the E1/2 NW1/4 SW1/4 lying Northerly of the center thread of the Sprague River and Easterly of the County Road in Section 11, Township 35 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

The true and actual consideration for this conveyance is \$50,000.00.

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: March 28, 2025

DL Smith Company LLC

By: Dustin L. Smith
Dustin L. Smith, Member

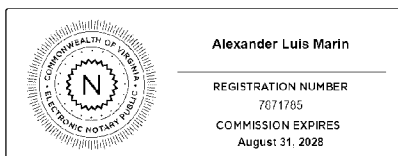
State of Virginia

County of Roanoke City

On this 31st day of March, 2025, before me, the undersigned, a Notary Public in and for said state, personally appeared

Dustin L. Smith, known or identified to me to be the Member in the Limited Liability Company known as 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

Notarized remotely online using communication technology via Proof.