

2025-002739

Klamath County, Oregon

After recording return to:  
Klamath Valley Algae LLC  
3000 N, 7500 W  
Abraham, UT 84635



04/15/2025 02:42:53 PM

Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

Until a change is requested all tax statements shall  
be sent to the following address:  
Klamath Valley Algae LLC  
3000 N, 7500 W  
Abraham, UT 84635

STATUTORY WARRANTY DEED

**Klamath Valley Lake Properties, an Oregon Limited Liability Company,**

Grantor(s), hereby convey and warrant to:

**Klamath Valley Algae LLC, an Oregon Foreign 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 forth herein:

Parcel 1 of Land Partition 12-96 situated in Government Lots 22 and 27, Township 36 South, Range 7 East, Section 15 of the Willamette Meridian, Klamath County, Oregon, filed in the Office of the Klamath County Clerk May 3, 1996.

ALSO, a portion of Parcel 2 of Land Partition 12-96 situated in Government Lots 22 and 27, Township 36 South, Range 7 East, Section 15 of the Willamette Meridian, Klamath County, Oregon, and more particularly described as follows:

Beginning at a 5/8 inch pin marking the Northeast corner of parcel one of said Land Partition 12-96, from which the Southwest corner of "Modoc Point A Townsite" bears South 05°32' 00" East 400.00 feet, thence from said point of beginning along the East line of said parcel two, North 05°32' 00" West 68.47 feet to a 5/8 inch pin, thence along the North line of said parcel two North 71°51' 00" West 90.20 feet to a 5/8 inch pin, thence South 18°09' 00" West 42.15 feet to a 5/8 inch pin, thence South 05°32' 00" East 56.46 feet to a 5/8 inch pin marking the Northwest corner of said parcel one; thence along the North line of said parcel one; North 90°00'00" East 100.00 feet to the point of beginning, bearings base on "Land partition 12-96".

The true and actual consideration for this conveyance is \$90,000

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 170 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, 194.3-1 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 14 day of April, 2025

Klamath Valley Properties LLC

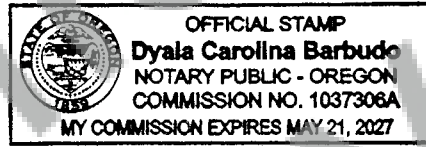
By: [Signature]  
W. Shannon Hamilton, Member

State of Oregon } ss  
County of Klamath }

On this 14 day of April, 2025, before me, Dyala Barbudo a Notary Public in and for said state personally appeared William Shannon Hamilton, known or identified to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed same:

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  
My Commission Expires: 05/21/2027



Unofficial Copy