



THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:  
Eun Young Hwang  
11 King Arthur Dr. 2F  
Niantic, CT 06357

Until a change is requested all tax statements shall be  
sent to the following address:  
Eun Young Hwang  
11 King Arthur Dr. 2F  
Niantic, CT 06357  
File No. 676278AM

STATUTORY WARRANTY DEED

Exodus Properties, LLC, a Washington Limited Liability Company,  
Grantor(s), hereby convey and warrant to

Eun Young Hwang,  
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:

Lot 24, Block 79, Klamath Falls Forest Estates Highway 66 Unit, Plat No. 4 in the County of  
Klamath, State of Oregon.

The true and actual consideration for this conveyance is \$19,000.00.  
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: May 13th, 2025

Exodus Properties, LLC, a Washington Limited Liability Company

By: Exodus Investments, LLC, a Wyoming Limited Liability Company  
Its Member,

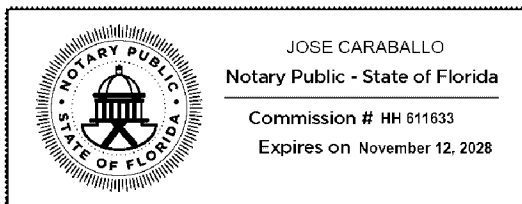
By: Daniel Smart  
Daniel Smart, Managing Member

State of Florida

County of Miami-Dade

On this 13th day of May, 2025, before me, the undersigned, a Notary Public in and for said state, personally appeared **Daniel Smart**, known or identified to me to be the Managing Members in the Limited Liability Company known as **Exodus Investments, LLC, as Member of Exodus Properties, LLC** and acknowledged to me that he 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.



[Signature]  
Notary Public for the State of Florida  
Residing at: Miami-Dade  
Commission Expires: 11/12/2028

Notarized remotely online using communication technology via Proof.

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: May 13th, 2025

Exodus Properties, LLC, a Washington Limited Liability Company

By: Exodus Investments, LLC, a Wyoming Limited Liability Company  
Its Member,

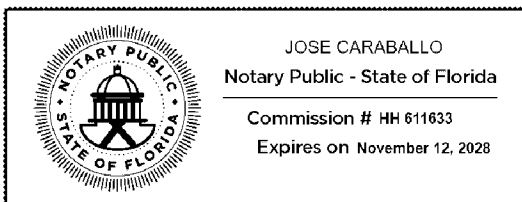
By: Sarah Smart  
Sarah Smart, Managing Member

State of Florida

County of Miami-Dade

On this 13th day of May, 2025, before me, the undersigned, a Notary Public in and for said state, personally appeared **Sarah Smart**, known or identified to me to be the Managing Members in the Limited Liability Company known as **Exodus Investments, LLC, as Member of Exodus Properties, LLC** and acknowledged to me that she 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.



[Signature]  
Notary Public for the State of Florida  
Residing at: Miami-Dade  
Commission Expires: 11/12/2028

Notarized remotely online using communication technology via Proof.