

RECORDING REQUESTED BY:



1501 E. McAndrews Road, Ste 100
Medford, OR 97504

GRANTOR'S NAME:

Roxanne McCreary

GRANTEE'S NAME:

Blue Sky Land Sales, LLC, a Virginia limited liability company

AFTER RECORDING RETURN TO:

Order No.: 470325094018-EV
Blue Sky Land Sales, LLC, a Virginia limited liability company
3540 Pump Road
Richmond, VA 23233

SEND TAX STATEMENTS TO:

Blue Sky Land Sales, LLC, a Virginia limited liability company
3540 Pump Road
Richmond, VA 23233

APN/Parcel ID(s): R181868
Tax/Map ID(s): 3313-03100-05800
Vacant land, Klamath Falls, OR 97601

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Roxanne McCreary who acquired title as Roxanne Jorganson, Grantor, conveys and warrants to Blue Sky Land Sales, LLC, a Virginia limited liability company, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Klamath, State of Oregon:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS SIX THOUSAND AND NO/100 DOLLARS (\$6,000.00). (See ORS 93.030).

Subject to:

Covenants, Conditions, Restrictions, Reservations, set back lines, Power of Special Districts, and easements of Record, if any.

2025-2026 Real Property Taxes, a lien not yet due.

STATUTORY WARRANTY DEED
(continued)

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.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: 7/2/25

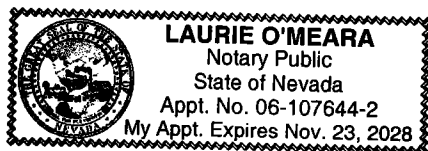
Roxanne McCreary formerly known as Roxanne Jorganson
Roxanne McCreary formerly known as Roxanne Jorganson

State of Nevada
County of Washoe

This instrument was acknowledged before me on July 2, 2025 by Roxanne McCreary fka Roxanna McCreary.

Laurie O'Meara
Notary Public - State of Nevada

My Commission Expires: 11-23-2028



File No.: 1005679
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EXHIBIT "A"
LEGAL DESCRIPTION

The Westerly 517.5 feet of the Easterly 1035 feet of Lot 2, Block 3, Klamath Falls Forest Estates-Sycan Unit, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.