



THIS SPACE RESERVED FOR RECORDER'S USE

2025-006805

Klamath County, Oregon

08/05/2025 08:48:01 AM

Fee: \$92.00

After recording return to:

Twin Rock Investments, LLC a Nevada

Limited Liability Company

63 Via Pico Plaza #544

San Clemente, CA 92672

Until a change is requested all tax statements
shall be

sent to the following address:

Twin Rock Investments, LLC a Nevada

Limited Liability Company

63 Via Pico Plaza #544

San Clemente, CA 92672

File No. 1009095

STATUTORY WARRANTY DEED

Dana Jones, Grantor(s), hereby convey and warrant to

Twin Rock Investments, LLC a Nevada 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:

Lots 27 and 28 in Block 20, OREGON PINES, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon

The true and actual consideration for this conveyance is \$6,000.00.

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:

Real property taxes due, if any, but not yet payable

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: August 4th, 2025

Dana Jones

Dana Jones

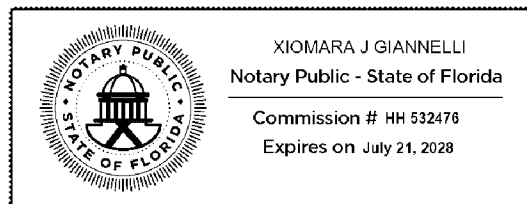
State of Florida } ss
County of Seminole County }

On this 4th day of August, 2025, before me, Xiomara J Giannelli, a Notary Public in and for said state, personally appeared Dana Jones, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged that he/she/they executed the 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.

Type of Identification produced: Arizona Driver License

X Giannelli
Notary Public for the State of Florida
Residing at: Seminole County Florida
Commission Expires: 07/21/2028



Notarized remotely online using communication technology via Proof.