



THIS SPACE RESERVED FOR RECORDER'S USE

**2025-006812**

**Klamath County, Oregon**

08/05/2025 09:18:01 AM

Fee: \$92.00

Pioneer Spirit Properties LLC

164 SE G St

Grants Pass OR 97526

Grantor's Name and Address

Pioneer Spirit Properties LLC

164 SE G St

Grants Pass OR 97526

Grantee's Name and Address

After recording return to:

Dakota Skyhook Investing LLC

19 8<sup>th</sup> St, PMB 420

Fargo ND 58103

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

Dakota Skyhook Investing LLC

19 8<sup>th</sup> St, PMB 420

Fargo ND 58103

File No. 1013631

**BARGAIN AND SALE DEED**

KNOW ALL MEN BY THESE PRESENTS, That

**Pioneer Spirit Properties LLC, an Oregon Limited Liability Company,**

hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto

**Dakota Skyhook Investing LLC, a North Dakota Limited Liability Company**

hereinafter called Grantee, and unto Grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in the County of **Klamath**, State of Oregon, described as follows, to wit:

**Lot 23 AND Lot 24 in BLock 48 of Klamath Falls Forest Estates Highway 66 Unit Plat No. 2, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.**

The true consideration for this conveyance is \$10 and other good and valuable consideration, and to release the Notice of Interest recorded in Instrument No.2025-002176.

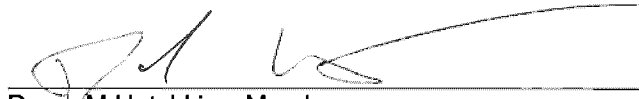
To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

**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 grantor executed this instrument this 29 day of July, 2025.

Pioneer Spirit Properties, LLC, an Oregon limited liability company

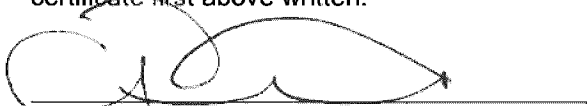


Derek M Hotchkiss, Member

State of Oregon            } ss  
County of Josephine    }

On this 29 day of July, 2025, before me, a Notary Public in and for said state, personally appeared Derek M Hotchkiss known or identified to me to be the Member in the Limited Liability Company known as Pioneer Spirit Properties LLC who executed the foregoing instrument in said LLC name and acknowledged that he executed the 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.



Notary Public for the State of Oregon  
Residing at: Josephine County  
Commission Expires: 08-18-26

