



2025-006813
Klamath County, Oregon
08/05/2025 09:18:01 AM
Fee: \$92.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Jess Reese and Molly Reese

1775 Washburn Wy No 42

Klamath Falls, OR 97603

Until a change is requested all tax statements
shall be

sent to the following address:

Jess Reese and Molly Reese

1775 Washburn Wy No 42

Klamath Falls, OR 97603

File No. 1013631

STATUTORY WARRANTY DEED

Dakota Skyhook Investing, LLC, Grantor(s), hereby convey and warrant to

Jess Reese and Molly Reese as tenants by the entirety,

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 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 and actual consideration for this conveyance is \$31,005.00.

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: 08/04/2025

Dakota Skyhook Investing, LLC

Gerald M. Manley, Jr.

Gerald M. Manley Jr., Member

State of Virginia

County of Dinwiddie

On this 4th day of August, 2025, before me, the undersigned, a Notary Public in and for said state, personally appeared **Gerald M Manley, Jr.**, known or identified to me to be the **Managing Member** in the Limited Liability Company known as **Dakota Skyhook Investing 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.

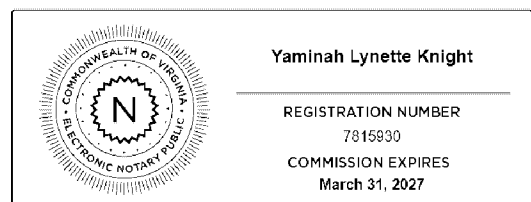
Yaminah Lynette Knight
Yaminah Lynette Knight 7815930

Notary Public for the State of Virginia

Residing at: Dinwiddie

Commission Expires: 03/31/2027

Electronic Notary Public



Notarized remotely online using communication technology via Proof.