

2025-007687

Klamath County, Oregon

08/29/2025 08:23:02 AM

Fee: \$102.00

DAKOTA
SKYHOOK

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:
Mail tax statements to:
Dakota Skyhook Investing, LLC.
19 8th Street South PMB 420
Fargo, ND 58103

STATUTORY WARRANTY DEED

DEBRA L. FINNEY, SUCCESSOR TRUSTEE OF THE JUDY HILDEBRAND TRUST, 9333 SW 8th Dr, Portland, OR 97219 and STEVEN J. WHITE, SUCCESSOR TRUSTEE OF THE JUDY HILDEBRAND TRUST, 1188 22nd Ave NW, Albany, OR 97321,

Grantor(s), hereby convey and warrant to

Dakota Skyhook Investing, LLC, a North Dakota 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 for herein:

Page 2 Statutory Warranty Deed

APN: R245862

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OREGON SHORES UNIT 2 TRACT 1113, BLOCK 28, LOT 8

The true and actual consideration for this conveyance is \$5,000.

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: 08/28/2025

By: Debra L. Finney

Debra L. Finney, Seller and Successor Trustee of the Judy Hildebrand Trust

STATE OF Texas } ss

COUNTY OF Dallas }

On this 28th day of August, 2025, before me, Ariel Murchison, a Notary Public in and for said state, personally appeared Debra L. Finney known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same. Notarized remotely online using communication technology as Proof.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

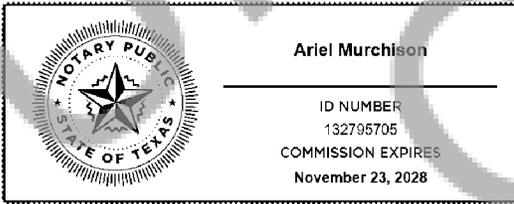
Ariel Murchison

Notary Public for the State of Texas

Residing at: Dallas Texas

Commission Expires: 11/23/2028

132795705



Electronically signed and notarized online using the Proof platform.

DATED: 08/28/2025

By: Steven J. White

Steven J. White, Seller and Successor Trustee of the Judy Hildebrand Trust

STATE OF Texas } ss

COUNTY OF El Paso }

On this 28th day of August, 2025, before me, Luther Martin Curtis,
a Notary Public in and for said state, personally appeared Steven J. White
known or identified to me to be the person(s) whose name(s) is/are subscribed to the within
Instrument and acknowledged to me that he/she/they executed same. Notarized remotely online
using communication technology as Proof.

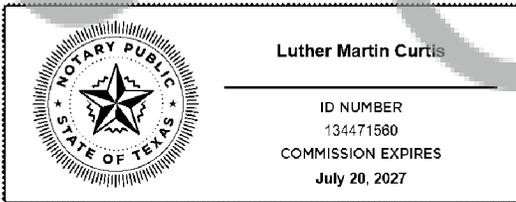
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and
year in this certificate first above written.

Luther Martin Curtis

Notary Public for the State of Texas

Residing at: El Paso

Commission Expires: 07/20/2027



Electronically signed and notarized online using the Proof platform.