



2025-009533
Klamath County, Oregon
10/24/2025 11:24:01 AM
Fee: \$92.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

John Steiner

PO Box 254468

Sacramento, CA 95865

Until a change is requested all tax statements shall be

sent to the following address:

John Steiner

PO Box 254468

Sacramento, CA 95865

File No. 1028517

STATUTORY WARRANTY DEED

Dakota Skyhook Investing, LLC, a North Dakota Limited Liability Company, Grantor(s), hereby convey and warrant to

John Steiner ,

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 862 RUNNING Y RESORT, PHASE 11, FIRST ADDITION, 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 \$25,000.00.

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: 10/21/2025

Dakota Skyhook Investments, LLC

Gerald M. Manley, Jr., Member

Gerald M. Manley, Jr., Member

State of Florida

County of Duval

On this 21st day of October 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 **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.

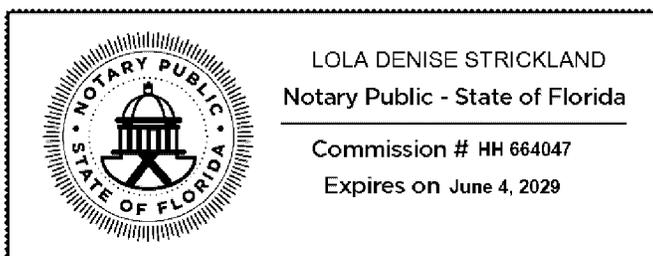
Lola Denise Strickland

Lola Denise Strickland

Notary Public for the State of Florida

Residing at: Jacksonville

Commission Expires: 06/04/2029



ND DRIVER LICENSE