

**2025-010521**

**Klamath County, Oregon**

11/25/2025 08:25:02 AM

Fee: \$97.00

**WHEN RECORDED MAIL TO:**

**Send future Tax Bills to:**

Creekside Developments, LLC  
3550 North Goldwater Blvd. #1048  
Scottsdale, AZ 85251

## **WARRANTY DEED**

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. 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.

THE GRANTOR(S): Dakota Skyhook LLC, with a mailing address of 19 8th St S PMB 420, Fargo, ND 58103 for and in consideration of: TEN Dollars and other valuable consideration; grants, bargains, sells, conveys and warranties to

the GRANTEE(S): Creekside Developments, LLC, with a mailing address of 3550 North Goldwater Blvd. #1048 Scottsdale, AZ 85251 the following described real estate situated in the County of KLAMATH, State of OREGON:

**Parcel ID:** 233474

**Map ID:** 3510-015C0-02600

**Legal Description:**

OREGON SHORES UNIT 2 1ST ADDITION TRACT 1184, BLOCK 39, LOT 2

See Appendix for additional properties.

according to the map thereof recorded in the office of the Clerk of Klamath County, Oregon, including any gas, oil, water, or mineral rights now owned by GRANTOR.

SUBJECT TO: Current taxes, assessments, liens, encumbrances, covenants, conditions, restrictions, rights of way and easements of record the grantor hereby covenants with the Grantee(s) that Grantor is lawfully seized in fee simple of the above granted premises and has good right to sell and convey the same; and the Grantor, his heirs, executors and administrators shall warrant and defend the title unto the Grantee, his heirs and assigns against all lawful claims whatsoever.

Dated: 11/22/2025

Signature: Gerald M Manley

Dakota Skyhook LLC  
19 8th St S PMB 420  
Fargo, ND 58103

**Acknowledgment of Individual**

STATE OF Virginia

COUNTY OF Prince William, Virginia

The foregoing instrument was acknowledged before me this on this 22nd day of November 2025, before me, Azeen Azeem a Notary Public in and for said state, personally appeared Gerald "Jay" Manley known to me or who has produced Driving License (type of identification) as identification to be the Manager/Member of Dakota Skyhook LLC, a registered North Dakota Limited Liability Company, and acknowledged to me, he/she executed the foregoing in said company 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**



Electronic Notary Public

Notary Signature



Printed Name: Azeen Azeem

My Commission Expires: 04/30/2029

Commission # 7966620

Appendix

**Parcel ID:** 237951

**Map ID:** 3507-017CA-03600

**Legal Description:**

OREGON SHORES UNIT 2 1ST ADDITION TRACT 1184, BLOCK - 32, LOT - 52

**Parcel ID:** 240000

**Map ID:** 3507-018AB-07200

**Legal Description:**

OREGON SHORES UNIT 2 1ST ADDITION TRACT 1184, BLOCK 48, LOT 6

**Parcel ID:** 246228

**Map ID:** 3507-018DA-06500

**Legal Description:**

OREGON SHORES UNIT 2 TRACT 1113, BLOCK 29, LOT 59

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