



THIS SPACE RESERVED FOR RECORDER'S USE

2025-011385
Klamath County, Oregon
12/22/2025 10:52:02 AM
Fee: \$92.00

After recording return to:
Will Sargent and Marissa Sargent
5531 Mason Lane
Klamath Falls, OR 97601

Until a change is requested all tax statements shall be sent to the following address:
Will Sargent and Marissa Sargent
5531 Mason Lane
Klamath Falls, OR 97601
File No. 1042565

STATUTORY WARRANTY DEED

Jessup Ranch, LLC, an Oregon Limited Liability Company, Grantor(s), hereby convey and warrant to

Will Sargent and Marissa Sargent, 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:

Unsurveyed Parcel 3, Land Partition 7-16 situated in the W1/2 of Section 2, and the NE1/4 of Section 3, Township 39 South Range 8 East, Willamette Meridian, Klamath County, Oregon and recorded June 28, 2016 as Instrument No. 2016-006768, Records of Klamath County.

The true and actual consideration for this conveyance is \$20,000.00.

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:

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: 12/17/2025

Jessup Ranch LLC

By: Laurie Piepenbrink
Laurie Piepenbrink, Manager

State of Oregon} ss
County of Klamath}

On this 17th day of December, 2025, before me, Jenny Brazil, a Notary Public in and for said state, personally appeared Laurie Piepenbrink known or identified to me to be the Manager in the Limited Liability Company known as Jessup Ranch, LLC who executed the foregoing instrument in said LLC name and acknowledged that he/she/they 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.

Jenny Brazil
Notary Public for the State of Oregon
Residing at: Klamath County
Commission Expires: 9/19/2026

