

2022-009523

Klamath County, Oregon



00304187202200095230020024

08/04/2022 12:53:24 PM

Fee: \$87.00

WHEN RECORDED RETURN TO:
MAIL TAX STATEMENT TO:
Pioneer Spirit Properties, LLC.
8452 SW Iroquois Drive
Tualatin, Oregon 97062

WARRANTY DEED

THE GRANTOR(S),

- JADEAN M JAMES, 3234 Del Marino St., Las Vegas, NV, 89121,

for and in consideration of: 5000 and other good and valuable consideration grants,
bargains, sells, conveys and warranties to the GRANTEE(S):

- Pioneer Spirit Properties, LLC.,
the following described real estate, situated in the County of KLAMATH, State of Oregon:

Lot 21, Block 3, Tract 1155, Klamath Country, in the County of Klamath, State of Oregon,
as show on map filed in Book 20, Page 6 of Maps, in the officer of the County Recorder of
said County.

R255645

Subject to existing 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 that Grantor, his heirs, executors and
administrators shall warrant and defend the title unto the Grantee, his heirs and assigns
against all lawful claims whatsoever.

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.

Grantor Signatures:

DATED: 07/25/2022

J. James

Jadean M James
3234 Del Marino St., Las Vegas, NV, 89121

Grantor Signatures:

DATED: N/A

STATE OF Nevada
COUNTY OF Clark, ss:

This instrument was acknowledged before me on this 25th day of July, 2022 by JADEAN M JAMES.

Helen M. Blood

Notary Public

Signature of person taking
acknowledgment



NOTARY PUBLIC
Title (and Rank)

My commission expires 6-5-2025