

**2022-009524**

**Klamath County, Oregon**



00304188202200095240020021

08/04/2022 12:54:13 PM

Fee: \$87.00

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

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**WARRANTY DEED**

THE GRANTOR(S),

- Brad Knight, 641 LUNARDI WAY , ROSEVILLE, CA 95678,

for and in consideration of: \$3800 and other good and valuable consideration grants,  
bargains, sells, conveys and warranties to the GRANTEE(S):

- Pioneer Spirit Properties, LLC., 8452 SW Iroquois Dr, Tualatin, OR  
97062,

the following described real estate, situated in the County of KLAMATH, State of Oregon:

LOT 10, BLOCK 16, OREGON PINES, SITUATED IN SECTION 15, TOWNSHIP 35 SOUTH,  
RANGE 11 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON.  
SUBJECT TO COVENANTS, CONDITIONS, RESERVATIONS, EASEMENTS,  
RESTRICTIONS, RIGHTS, RIGHTS OF WAY AND ALL MATTERS APPEARING OF  
RECORD.

R284481

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: 07/29/2022

Brad Scott Knight

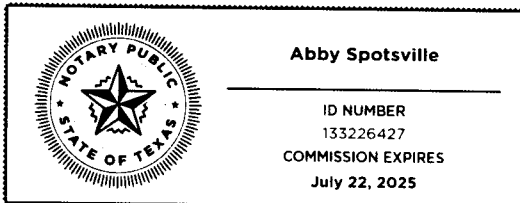
Brad Knight  
641 LUNARDI WAY , ROSEVILLE, CA 95678

Grantor Signatures:

DATED: \_\_\_\_\_

STATE OF Texas  
COUNTY OF Harris, ss:

This instrument was acknowledged before me on this 29th day of July,  
2022 by Brad Knight.



AS

Notary Public  
Signature of person taking  
acknowledgment

Notary Public, State of Texas

Title (and Rank)

Notarized online using audio-video communication

My commission expires 07/22/2025