

2022-010409

Klamath County, Oregon

08/29/2022 08:28:01 AM

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),

- Monique Shauntea Hunter, 1426 QUEENS CIR, MERCED, CA 95340,

for and in consideration of: 7000 and other good and valuable consideration grants,
bargains, sells, conveys and warranties to the GRANTEE(S):

- Pioneer Spirit Properties LLC. (Registered Agent Derek M.
Hotchkiss), 8452 SW Iroquois Dr, Tualatin, OR 97062,
the following described real estate, situated in the County of KLAMATH, State of Oregon:

Lot 14, Block 99, Klamath Falls Forest Estates Highway 66 Unit, Plat No. 4, as recorded
in Klamath County, Oregon.

R395245

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: 08/28/2022

Monique Hunter

Monique Shauntea Hunter
1426 QUEENS CIR, MERCED, CA 95340

Grantor Signatures:

DATED: _____

STATE OF Virginia
COUNTY OF Newport News, SS:

This instrument was acknowledged before me on this 28th day of August,
2022 by Monique Shauntea Hunter.



A handwritten signature in black ink, appearing to read 'R. Smith', written over a horizontal line.

Notary Public
Signature of person taking
acknowledgment

Notarized online using audio-video communication

Title (and Rank)

My commission expires 07/31/2024

✓