

2022-013261

Klamath County, Oregon

11/14/2022 08:36:02 AM

Fee: \$87.00

WHEN RECORDED RETURN TO:
MAIL TAX STATEMENT TO:
Klamath Land and Timber Exchange
8452 SW Iroquois Drive
Tualatin, OR 97062

WARRANTY DEED

THE GRANTOR(S),

- Michelle Elaine Swerdling, FKA Michelle Elaine Satariano, 3322
HALLECK DR , CARSON CITY, NV 89701,

for and in consideration of: \$3,711 and other good and valuable consideration grants,
bargains, sells, conveys and warranties to the GRANTEE(S):

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

Lot 11, Block 14, Oregon Pines, as same is shown on the plat filed June 30, 1969, duly
recorded in the office of the county recorder of Klamath County.

R277266

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:

11/07/2022

DATED:

Michelle Elaine Swerdling
Michelle Elaine Swerdling

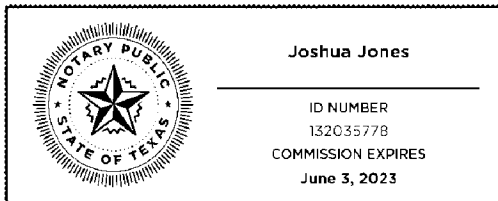
Michelle Elaine Swerdling, FKA Michelle Elaine
Satariano
3322 HALLECK DR , CARSON CITY, NV 89701

Grantor Signatures:

DATED: _____

STATE OF Texas
COUNTY OF Harris, ss:

This instrument was acknowledged before me on this 7th day of November,
2022 by Michelle Elaine Swerdling, FKA Michelle Elaine Satariano.



Notarized online using audio-video communication

[Signature]

Notary Public
Signature of person taking
acknowledgment

Notary Public, State of Texas

Title (and Rank)

My commission expires 06/03/2023