

2023-000495

Klamath County, Oregon

01/24/2023 03:00:03 PM

Fee: \$87.00

WHEN RECORDED MAIL TO:

Send future Tax Bills to:

Pioneer Spirit Properties, LLC
8215 SW Tualatin-Sherwood Road, Suite 200
Tualatin, OR 97062

WARRANTY DEED

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.

THE GRANTOR(S): Creekside Land Trust, with a mailing address of 1936 Bruce B. Downs #551, Wesley Chapel, Florida 33544 for and in consideration of: TEN Dollars and other valuable consideration; grants, bargains, sells, conveys and warranties to

the GRANTEE(S): Pioneer Spirit Properties, LLC. (Registered Agent Derek M. Hotchkiss), with a mailing address of 8215 SW Tualatin-Sherwood Road, Suite 200, Tualatin, OR 97062 the following described real estate situated in the County of KLAMATH, State of OREGON:

Parcel ID: 394530

Recorder: Legal Description

KLAMATH FALLS FOREST ESTATES HWY 66 PLAT #4 BLK-94 LOT-8

SUBJECT TO: Current 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 the Grantor, his heirs, executors and administrators shall warrant and defend the title unto the Grantee, his heirs and assigns against all lawful claims whatsoever.

Dated: January 24, 2023

Signature: BSR

B. Scott Todd

1936 Bruce B. Downs #551

Wesley Chapel, Florida 33544

Acknowledgment of Individual

STATE OF FLORIDA

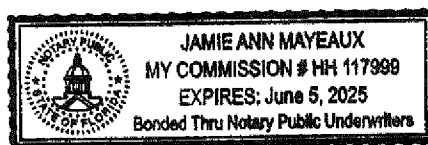
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me this 01/24/2023 (date), by B. Scott Todd, Trustee, Creekside Land Trust, who is personally known to me or who has produced _____ (type of identification) as identification.

Notary Public

Notary Signature: Jamie Mayeaux

Printed Name: Jamie Ann Mayeaux



My Commission Expires: 06/05/2025

Commission # HH117999