

**2023-001156**

**Klamath County, Oregon**

**02/21/2023 08:46:02 AM**

**Fee: \$87.00**

WHEN RECORDED RETURN TO:  
MAIL TAX STATEMENT TO:  
Klamath Land and Timber Exchange  
8215 SW Tualatin-Sherwood Road  
Suite 200  
Tualatin, Oregon 97062

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**WARRANTY DEED**

THE GRANTOR(S),

- Nicholas Anthony Barakat, 11336 Mitscher Street , Kensington MD, 20895-1330

for and in consideration of: \$4000 and other good and valuable consideration grants, bargains, sells, conveys and warranties to the GRANTEE(S):

- Klamath Land and Timber Exchange (ABN for Pioneer Spirit Properties LLC.), Registered Agent, Derek M. Hotchkiss

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

Oregon Pines, Block 40, Lot 2

APN: R280573

MapTaxLot: R3511-014A0-08600-000

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 Signature:

DATED: 02/20/2023

Nicholas Anthony Barakat

Nicholas Anthony Barakat  
11336 Mitscher Street  
Kensington, MD 20895-1330

Grantor Signature:

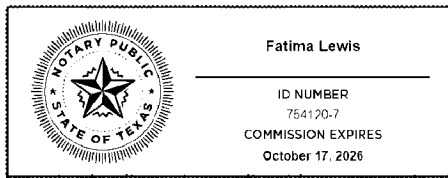
DATED: \_\_\_\_\_

\_\_\_\_\_

STATE OF Texas

COUNTY OF Harris, ss:

This instrument was acknowledged before me on this 20th day of February,  
2023 by Nicholas Anthony Barakat.



Notarized online using audio-video communication

Fatima Lewis

Fatima Lewis

Notary Public

Signature of person taking acknowledgment

Notary Public, State of Texas

Title (and Rank)

My commission expires 10/17/2026