

2023-001862

Klamath County, Oregon

03/17/2023 02:02:01 PM

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

WARRANTY DEED

THE GRANTOR(S),

- Isabelle Trembinksi, 6209 E McKellips Rd., #124, Mesa, AZ, 85215-2842

for and in consideration of: \$6,939 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:

Lot 31, Block 14 of Oregon Pines, as same is shown on plat filed June 30, 1969 duly recorded in the office of the County Recorder of said county.
R277480

Lot 29, Block 14 of Oregon Pines, as same is shown on plat filed June 30, 1969 duly recorded in the office of the County Recorder of said county.
R277505

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: March 10, 2023

Isabelle Trembinksi

Isabelle Trembinksi
6209 E McKellips Rd., #124
Mesa, AZ 85215-2842

Grantor Signature:

DATED: _____

STATE OF

Az

COUNTY OF

Maricopass:

This instrument was acknowledged before me on this 10 day of March,

2023 by Isabelle Trembinksi .

Notary Public

Signature of person taking acknowledgment

Az Public Notary

Title (and Rank)

My commission expires 04/01/2024

