

**2023-002258**

**Klamath County, Oregon**

03/31/2023 03:30:02 PM

Fee: \$87.00

WHEN RECORDED RETURN TO:  
MAIL TAX STATEMENT TO:  
Pioneer Spirit Properties, LLC.  
8215 SW Tualatin-Sherwood Rd  
Suite 200  
Tualatin, OR 97062

---

**WARRANTY DEED**

THE GRANTOR(S),

- Henstridge Investment Properties, LLC, an Oregon Limited Liability  
Company with a mailing address of 4230 SE King Rd. PMB 188, Milwaukie  
OR 97222,

for and in consideration of: 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  
the following described real estate, situated in the County of Klamath, State of Oregon:

3711-026A0-05400

KLAMATH FALLS FOREST ESTATES HWY 66 PLAT #4 BLK-99 LOT-15

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: 3/31/2023



Derek Kaufman  
Henstridge Investment Properties,  
LLC  
4230 SE King Rd, PMB 188  
Milwaukie, OR 97222

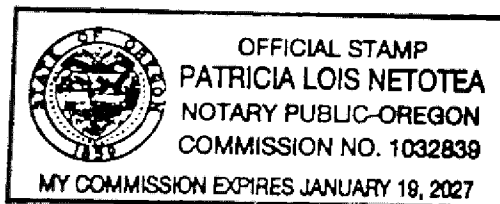
Grantor Signatures:

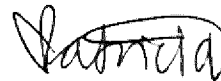
DATED: \_\_\_\_\_

\_\_\_\_\_

STATE OF OREGON  
COUNTY OF CLATSOP, ss:

This instrument was acknowledged before me on this 31<sup>st</sup> day of March,  
2023 by Derek Kaufman Henstridge Investment Properties, LLC.





Notary Public  
Signature of person taking  
acknowledgment

Notary public  
Title (and Rank)

My commission expires Jan 19 2027