

**2023-003070**

**Klamath County, Oregon**

**04/24/2023 03:13:01 PM**

**Fee: \$92.00**

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),

- Bruce D. Simpson, 39777 Valley of the Falls Dr., Forest Falls, CA 92339-9679

for and in consideration of: 4500 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:

Township 35 South, Range 11 East W.M. Section 13: The Northwest 1/4 of the Northwest 1/4 of the Southwest 1/4 of Section 13, Township 35 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon. Excepting therefrom all the portion conveyed to Ross P. Simpson, by Warranty Deed recorded June 12, 1974, in Volume M74 Page 7254.

R280350

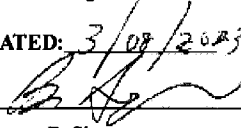
Subject to existing taxes, assessments, liens, encumbrances, covenants, conditions, restrictions, rights of way and easements of record the grantor hereby covenants with the Grantee(s) that Grantor is lawfully seized in fee simple of the above granted premises and has good right to sell and convey the 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: 3/08/2023

  
Bruce D. Simpson  
39777 Valley of the Falls Dr.,  
Forest Falls, CA 92339-9679

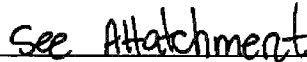
Grantor Signature:

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

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_, ss:

This instrument was acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_,  
\_\_\_\_\_ by Bruce D. Simpson.

  
\_\_\_\_\_  
Notary Public

Signature of person taking acknowledgment

\_\_\_\_\_  
Title (and Rank)

My commission expires \_\_\_\_\_

## ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of San Bernardino

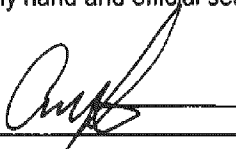
On March 9, 2023 before me, Crystal S Lopez, Notary Public  
(insert name and title of the officer)

personally appeared Bruce Denis Simpson  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are  
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in  
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the  
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

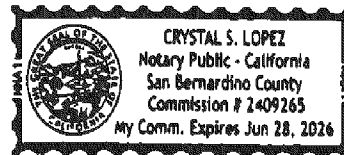
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature



(Seal)



Attachment for Warranty Deed