

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

WARRANTY DEED

THE GRANTOR(S),
- **Olav Phillips**, who acquired title as Olav Philips, 1832 Redwood Dr., Martinez, CA 94553

for and in consideration of: \$8000 and other good and valuable consideration grants, bargains, sells,
conveys and warranties to the GRANTEE(S):

- **Pioneer Spirit Properties, LLC., an Oregon Limited Liability Company, dba Klamath Land and Timber Exchange. Registered Agent, Derek M. Hotchkiss**

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

R384195

**Lot 4, Block 9, KLAMATH FALLS FOREST ESTATES HIGHWAY 66 UNIT PLAT NO. 1,
according to the official plat thereof on file in the office of the county Clerk of Klamath County,
Oregon**

**EXCEPTING THEREFROM that portion deeded to the State of Oregon, by and through its
Department of Transportation, recorded in 2013-001966, records of Klamath County,
Oregon.**

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: 10/25/2023

Olav R. Phillips

Grantor Signature:

DATED: _____

STATE OF Texas

COUNTY OF Harris, ss:

This instrument was acknowledged before me on this 25th day of October,
2023 by Olav R. Phillips

John Louis Williams JR.

Notary Public

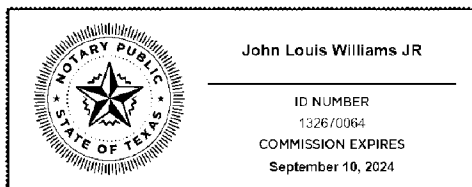
Signature of person taking acknowledgment

Notary Public, State of Texas

Title (and Rank)

My commission expires 09/10/2024.

Notarized online using audio-video communication



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