

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

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**WARRANTY DEED**

THE GRANTOR(S),

- Todd Sanders, Successor Trustee of the James L. York Trust

for and in consideration of: \$6000 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, the following described real estate, situated in the County of KLAMATH, State of Oregon:

R278498

Lot 12, Block 29, Oregon Pines situated in Section 11, Township 35 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.

R278728

Lot 13, Block 29, Oregon Pines, as same is shown on plat filed June 30, 1969, duly recorded in the office of the county recorder of said county.

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:** 11/17/2023

Todd Anthony Sanders

**TODD SANDERS**

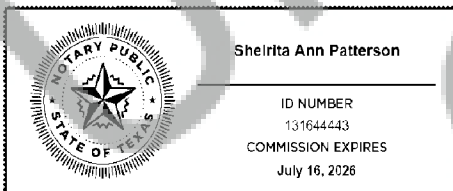
Successor Trustee, James L. York Trust

2135 ELIZONDO AVE  
SIMI VALLEY, CA 93065-4615

STATE OF Texas

COUNTY OF Harris, ss:

This instrument was acknowledged before me on this 17th day of November  
2023 by TODD SANDERS, Successor Trustee, James L. York Trust



Shelrita Ann Patterson

Notary Public

Signature of person taking acknowledgment

Notary Public, State of Texas

Notarized online using audio-video communication Title (and Rank)

My commission expires 07/16/2026