

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),
- **Myrna Loucks**, 7150 NE Stonewater St , Hillsboro OR, 97124

for and in consideration of: \$7,458 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, 8215 SW Tualatin-Sherwood Road, Suite 200, Tualatin, OR 97062

and

-**Brian Claus**, 129 Royal Court, Woodway, TX 76712

as to an undivided 50% interest.

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

R402200
Klamath Falls Forest Estates Hwy 66, Unit, Plat #4, Block 109, Lot 4

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:

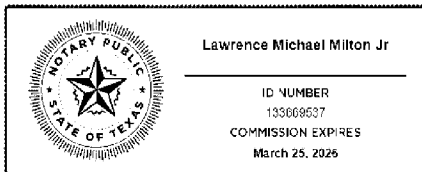
DATED: 11/18/2023

Myrna Loucks

Myrna Loucks
7150 NE Stonewater St
Hillsboro, OR 97124

STATE OF Texas
COUNTY OF Harris, ss:

This instrument was acknowledged before me on this 18th day of November,
2023 by Myrna Loucks.



Lawrence Michael Milton Jr.

Notary Public
Signature of person taking acknowledgment
Notary Public, State of Texas

Title (and Rank)

My commission expires 03/25/2026

Notarized online using audio-video communication