

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),

- **Harry C. Johnson**, an estate in fee simple, 3680 E 133rd Circle, Thornton, CO 80241

for and in consideration of: \$9,306 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:

**R459471**

**Lot 5 in Block 65 of KLAMATH FALLS FOREST ESTATES HIGHWAY 66 UNIT-PLAT NO. 3, according to the official plat thereof on file in the office of the County Clerk 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:** 12/13/2023

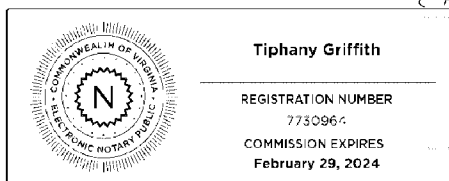
*Harry Carson Johnson*

**Harry C. Johnson**  
3680 E 133rd Circle  
Thornton, CO 80241

STATE OF Virginia

COUNTY OF Hampton, ss:

This instrument was acknowledged before me on this 13th day of December,  
2023 by Harry C. Johnson.



*Tiphany Griffith*

Notary Public  
Signature of person taking acknowledgment

Electronic Notary Public

Title (and Rank)

My commission expires 02/29/2024

Commission # 7730964 Commission Expires 02/29/2024

Notarized online using audio-video communication