

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),
- **Oscar Moreno**, 16335 Oakridge Road, Corning, CA 96021

for and in consideration of: \$24,000 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:

APN# R284436: Block 6, Lot 16, Oregon Pines, Klamath County

APN# R284427: Block 6, Lot 17, Oregon Pines, Klamath County

APN# R284418: Block 6, Lot 18, Oregon Pines, Klamath County

ACCORDING TO THE OFFICIAL PLAT THEREOF ON THE 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: ~~12/24/2023~~

Oscar Moreno

Oscar Moreno
16335 OAKRIDGE RD
CORNING, CA 96021

STATE OF Florida

COUNTY OF Orange, ss:

This instrument was acknowledged before me on this 24th day of December,
2023 by Oscar Moreno.

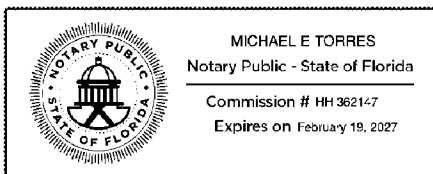
[Signature]

Notary Public
Signature of person taking acknowledgment

Online Notary

Title (and Rank)

My commission expires 02/19/2027



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Notarized online using audio-video communication