

2024-000833

Klamath County, Oregon

02/02/2024 08:25:01 AM

Fee: \$87.00

WHEN RECORDED RETURN TO:
MAIL TAX STATEMENT TO:
Tony Ramirez
435 N. Laguna Street
Klamath Falls, OR 97601

WARRANTY DEED

THE GRANTORS,

- **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

for and in consideration of: \$19,000 and other good and valuable consideration grants, bargains, sells, conveys and warranties to the GRANTEE:

- **Tony Ramirez**, 435 N. Laguna Street, Klamath Falls, OR 97601

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 that Grantors are 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: 02/01/2024

Derek M. Hotchkiss

Pioneer Spirit Properties, LLC.
dba Klamath Land and Timber Exchange
Registered Agent, Derek M. Hotchkiss

Grantor Signature:

DATED: 02/01/2024

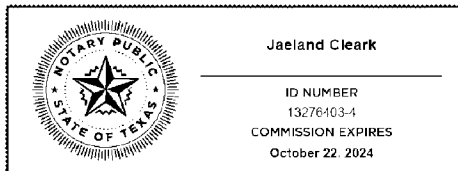
Brian Claus

Brian Claus

STATE OF Texas

COUNTY OF Dallas, ss:

This instrument was acknowledged before me on this 1st day of February,
2024 by Pioneer Spirit Properties, LLC., an Oregon Limited Liability Company, dba Klamath Land and Timber Exchange,
Registered Agent, Derek M. Hotchkiss.



Jaeland Cleark

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

Title (and Rank)

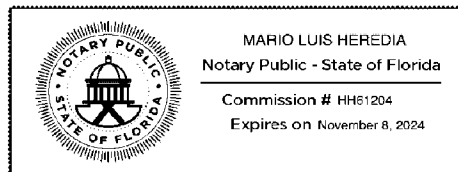
My commission expires 10/22/2024.

Electronically signed and notarized online using the Proof platform

STATE OF Florida

COUNTY OF Miami Dade, ss:

This instrument was acknowledged before me on this 1st day of February,
2024 by Brian Claus. Produced ID: DRIVER LICENSE



Mario Luis Heredia

Mario Luis Heredia
Notary Public
Signature of person taking acknowledgment

Online Notary Florida

Title (and Rank)

My commission expires 11/08/2024.

Notarized online using audio-video communication