



THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Brian Aubrey Johnson and Jordan Ashley Hulsey-
Johnson

2153 SE Ohio Ave.

Roseburg, OR 97470

Until a change is requested all tax statements shall be
sent to the following address:

Brian Aubrey Johnson and Jordan Ashley Hulsey-
Johnson

2153 SE Ohio Ave.

Roseburg, OR 97470

File No. 621051AM

STATUTORY WARRANTY DEED

Pioneer Spirit Properties, LLC, an Oregon Limited Liability Company, dba Klamath Land and Timber Exchange,

Grantor(s), hereby convey and warrant to

Brian Aubrey Johnson and Jordan Ashley Hulsey-Johnson, as Tenants by the Entirety,

Grantee(s), the following described real property in the County of Klamath and State of Oregon free of encumbrances except as specifically set forth herein:

Lot 14, Block 84, Klamath Falls Forest Estates Highway 66 Unit, Plat no. 4, according to the official plat thereof on file in the office of the county clerk of Klamath county, Oregon.

The true and actual consideration for this conveyance is \$57,000.00.

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. 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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated this 09 day of February, 2024.

Pioneer Spirit Properties, LLC

By: Derek M Hotchkiss Member
Derek M. Hotchkiss, Member

State of Virginia } ss
County of Loudoun }

On this 9th day of February, 2024, before me, Gloria Asare, a Notary Public in and for said state, personally appeared Derek M. Hotchkiss known or identified to me to be the Managing Member in the Limited Liability Company known as Pioneer Spirit Properties, LLC who executed the foregoing instrument, and acknowledged to me that he/she executed the same in said LLC name.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.



Gloria Asare

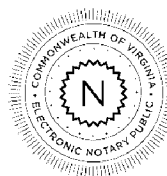
Notary Public for the State of Virginia
Residing at: Loudoun, VA

Commission Expires: 12/31/2024

Registration No: 7901547

Electronic Notary Public

Notarized remotely online using communication technology via Proof.



Gloria Asare

REGISTRATION NUMBER
7901547
COMMISSION EXPIRES
December 31, 2024