

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

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**WARRANTY DEED**

THE GRANTOR(S),  
- **Phillip M. Rosemond**, 1271 Crenshaw Rd. Eugene, OR 97401

for and in consideration of: \$10,000 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, 8215 SW Tualatin-Sherwood Road, Suite 200, Tualatin,  
OR 97062

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

**3711-023B0-01000-000                      R392818**

**Lot 39 of Block 81 in 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.**

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: 3/20/24

Phillip M. Rosemond

**Phillip M. Rosemond**  
1271 Crenshaw Rd  
Eugene, OR 97401

STATE OF Oregon  
COUNTY OF Washington, ss:

This instrument was acknowledged before me on this 20<sup>th</sup> day of March,  
2024 by Phillip M. Rosemond.

[Signature]

Notary Public  
Signature of person taking acknowledgment

Notary Public

Title (and Rank)

My commission expires 09/30/2025

