

WHEN RECORDED RETURN TO:  
MAIL TAX STATEMENT TO:  
Sarah Anna Huniu  
10611 Jovita Blvd. E.  
Edgewood, WA 98327

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**WARRANTY DEED**

THE GRANTOR,  
**Pioneer Spirit Properties, LLC.**, an Oregon Limited Liability Company, dba Klamath Land  
and Timber Exchange, Registered Agent, Derek M. Hotchkiss

for and in consideration of: \$18,000 and other good and valuable consideration grants, bargains,  
sells, conveys and warranties to the GRANTEE(S):

**Sarah Ann Huniu**

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

**APN: R384195**

**Lot 4, Block 9, Klamath Falls Forest Estates Highway 66 Unit, Plat No. 1, according to the  
official plat thereof on file in the office of the county Clerk of Klamath County, Oregon.**

**EXCEPTING THEREFROM that portion deeded to the State of Oregon, by and through its  
Department of Transportation, recorded in 2013-001966, records 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:** 03/22/2024

Derek M Hotchkiss

Pioneer Spirit Properties, LLC.

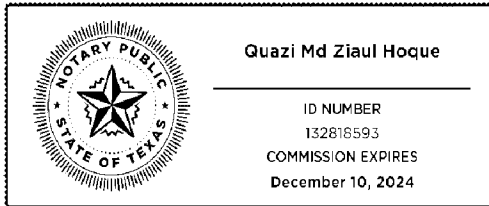
Registered Agent, Derek M. Hotchkiss

STATE OF Texas

COUNTY OF Dallas, ss:

This instrument was acknowledged before me on this 22nd day of March,  
2024 by Derek M. Hotchkiss, Registered Agent, Pioneer Spirit Properties, LLC.

Quazi Md Ziaul Hoque



Quazi Md Ziaul Hoque  
Notary Public  
Signature of person taking acknowledgment  
Notary Public, State of Texas

Title (and Rank)

My commission expires 12/10/2024

Electronically signed and notarized online using the Proof platform.