

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),  
- Curtis Scot Lueder, 100 Blue Stem Lane, Haslet, TX 76052

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

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

**R240527 – Lot 9, Block 49 TRACT 1184, OREGON SHORES UNIT 2, FIRST ADDITION, according to the  
official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**

**R241508 – Lot 22 in Block 42, TRACT 1184, OREGON SHORES UNIT 2, FIRST ADDITION, according to  
the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**

**R241517 – Lot 4, Block 42 TRACT 1184, OREGON SHORES UNIT 2, FIRST ADDITION, 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:** 04/24/2024

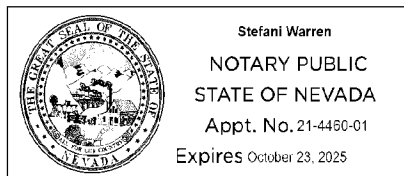
Curtis Scot Lueder

Curtis Scot Lueder

STATE OF Nevada

COUNTY OF Clark, ss:

This instrument was acknowledged before me on this 24th day of April,  
2024 by Curtis Scot Lueder.



Stefani Warren

Notary Public  
Signature of person taking acknowledgment

Notary Public, State of Nevada

Title (and Rank)

My commission expires 10/23/2025.

Notarized remotely using audio-video communication technology via Proof.

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